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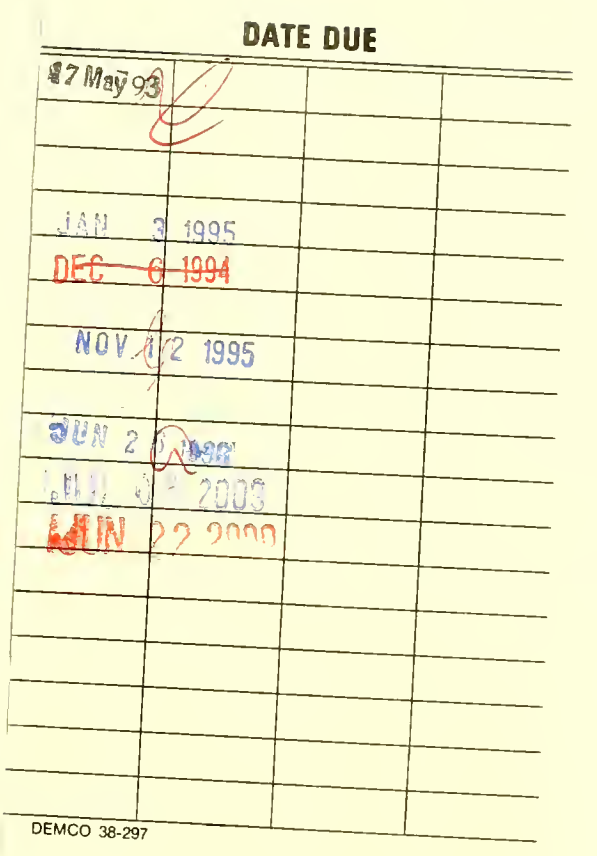

MODERN DWELLINGS

AND THEIR PROPER CONSTRUCTION.

—A BOOK OF—

Practical Designs and Information

FOR THOSE WHO

WISH TO BUILD AND BEAUTIFY THEIR HOMES.

GEO. F. BARBER & CO., ARCHITECTS, Knoxville, Tenn.

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1899:
S. B. NEWMAN & CO.
Knoxville, Tenn.

To those who wish to Build

Better Homes

this Book is

Respectfully Dedicated.

If a Home you would Build
And your mind is not clear
The advice of those skilled
Is offered you here.

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INTRODUCTORY REMARKS.

PLANNING THE NEW HOME.

IN PRESENTING this book of Modern Homes to the public, the idea foremost in our minds has been to produce the work in such a manner as to be of the greatest possible service to the prospective builder in formulating a satisfactory plan for his new home, giving floor plans of a convenient aud practical character, and exterior designs of artistic merit in the various prevailing styles, and each thoroughly up-to-date.

We have tried to lay out the way to our patrons, not only with designs and plans, but with information of such practical character that, if properly employed, will put a man in possession of a better home than he would otherwise obtain.

When you consider the cost of a home, the anxiety spent upon it, and the time it takes to build it; but most of all, when you consider how enduring are all its appointments, whether good or bad, you cannot but see the great importance of taking special care in its development.

There are thousands of houses built every year that could have been better at no greater expense. From this we see that the road to successful house-planning is no thoroughfare; it is traveled successfully only by those who have given the subject the care and study of a lifetime.

We do not make and sell stock plans: every set is developed from the ideas of the client or adopted from our published designs and plans. If you desire our assistance in planning and designing your home, a rough pencil sketch of your idea of the arrangement of the rooms is all we need: that done and submitted to us will enable us to put you right, and bring the planning of your new home to a successful termination.

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TEN REASONS FOR EMPLOYING AN ARCHITECT.

1. Convenience and completeness in the plan are assured.

2. Design and style will be correct. Proportions and Harmony preserved.

3. The Material and Construction will be carefully specified, and you are protected in your contracts.

4. The Details of Construction made in **full size** prevents the possibility of error in building.

5. Bills of Quantities of materials enables you to make exact contracts at fair prices, and no guessing.

6. Plumbing and Sanitation are properly provided for, thus protecting the health of the family.

7. Heating and Ventilation, two very essential features, can only be arranged for by a skilled architect.

8. Painting and Decoration are judiciously arranged for. Choice of Paints, Colors, etc., and their proper application.

9. Economy and Security are rightly combined in showing how to draw a properly worded contract.

10. A good Architect will embody **your ideas** in combination with **his practical experience,** and the completed house be satisfactory. Without his plans, expensive changes are likely to be made, and these are much more costly than plans.

A DOZEN USEFUL DON'TS.

DON'T forget that a poorly planned and poorly built house costs just as much as the other kind.

DON'T try to get your house built for less than it is worth. You will be the loser.

DON'T scrimp your building anywhere, or forget your wife's comfort when you plan your house.

DON'T expect to heat a poorly built house economically.

DON'T omit to double your first floor. It will pay in comfort, healthfulness and fuel.

DON'T try to build a $5,000 house for $3,000 and don't expect it of your architect. It can't be done.

DON'T get the poorest builder you can find because he is "cheapest." You will be the one to regret it.

DON'T undertake to see how cheap you can build, but how well.

DON'T get good architecture and dry goods boxes mixed. There is a wide difference in their selling value.

DON'T think the money thrown away that you pay to a skilled architect. It will pay better returns than any money you put into your house.

DON'T trust the planning of a valuable house to unskilled hands. You will regret it when too late.

DON'T forget that we cheerfully answer all questions about the planning of your new home. **We invite you to correspond with us freely.**

For Ourselves, we would say, Our Record will bear close scrutiny; Our Facilities are unsurpassed; Our Terms are reasonable Our Courtesy proverbial. Write us.

DEVELOPING PLANS FROM ROUGH SKETCHES.

If You are Going to Build

We should like very much to assist you in developing your plans or help you in any way we can to solve the problem, which, by the way, is a right serious one when we think about it being for a house to live in for a lifetime, perhaps.

We send herewith a **specially prepared blank,** on which you will find it an easy matter to tell us fully your wants and to make a rough sketch, giving us some idea of the general arrangement of floor plans desired. From this information and sketch you send us, we will make a drawing to ¼-inch scale, making such changes and improvements as our experience and judgment dictate, and submit to you for inspection, free of cost; at the same time quote you a very low price for complete working plans, specifications, etc. If the blank above referred to has been lost, send us sketch, anyhow.

In this connection we wish to lay stress on this fact, that we have a number of the **finest artists** on arrangement of floor plans in this country. These men work on nothing else, and, consequently, have become expert in this most important branch of this business.

Make up your sketch or send us your wants on this blank, and we will then be able to demonstrate what our artists can do. It costs you nothing if we do not please you—we take all the risk. **Isn't this a fair proposition?**

We are making plans for the best people all over the United States, and we have no doubt of being able to please you in every respect; in fact, **we guarantee to do this.**

An inspection of our plans and designs, we think, will convince you that they are up-to-date and unexcelled for convenience and artistic merit, and at the same time economically treated.

There are many people who spend years in planning a home, and in many cases many more years are spent in regretting that it is not right. We think that with our long experience we can save you many of these regrets. Let us try, at any rate.

We will develop your floor plans FREE OF CHARGE from any rough sketches you may send us, for any house costing $1,500 or over. Also will furnish any other preliminary sketches and advice necessary to start you right.

WRITE TO US IF YOU ARE GOING TO BUILD.

OUR WORKING DRAWINGS.

Knowing, as we do, that our working drawings, when they leave our office, go out of reach of our personal supervision, we have taken **special pains to make everything plain and easily understood.**

WHAT A SET OF OUR WORKING PLANS CONSIST OF.

Basement, or foundation; roof and all floor plans; four elevations: showing front, rear and two sides; all drawn to a quarter-inch scale, with every dimension carefully figured and marked; all drawn on tracing linen in oil-cloth cover; a complete set of scale and full-sized details, for everything inside and out requiring a detail: especially prepared specifications to suit each individual order; two blank contracts and color plates for outside painting, describing their application.

Our artists (specialists in each line), working under the direct personal supervision of Geo. F. Barber, takes every pains possible to give all clients perfect satisfaction.

Our method of doing business has made our office the largest and best equipped of any in the United States, of the same character.

Our work is so extensive, our experience extending over so wide a range of territory, and of so long duration, that we are enabled to give the most satisfactory results in every locality.

ORDERING PLANS.

In ordering plans please enclose one-third the price with the order, as evidence of good faith, the remainder when the plans are finished, which will be sent C. O. D., with privilege of examination at your express office. Express charges will be prepaid when full price of plans are sent with the order. Send money by New York draft, United States or express money order.

No office in the country takes greater pains in sending out complete and satisfactory working plans, specifications and bills of material than the office of Geo. F. Barber & Co.

FRONTISPIECE. *Geo. F. Barber & Co., Arcts*

A COLONIAL porch, erected for Mr. R. P. Gettys, Knoxville, Tenn. See page 57 for description and other view.

DESIGN No. A.

SQUARE COLONIAL HOME.

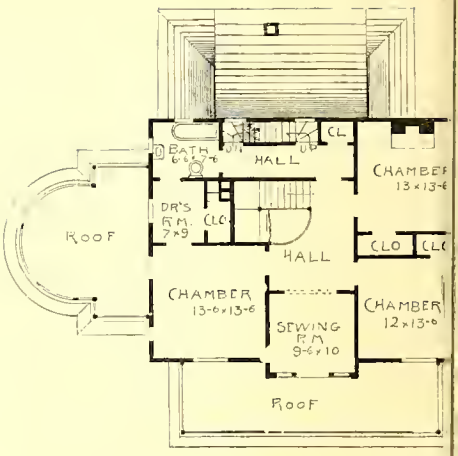
COST, $3,600 TO $4,000.

Geo. F. Barber & Co., Arcts.

THE ABOVE Colonial home was designed to meet the demand for something both artistic and convenient. The arrangement of the two front rooms and hall is not only convenient but beautiful in its effect. The dining-room is also an ideal room. The convenience also of the rear part of the house will be apparent.

The front porch as well as the side one are features of merit. The nook, with its fire-place and seats, cut off from the main room by a beautiful grille, is a commendable feature. With cellar under back part of house, stone foundation, shingle roof, and a generous amount of hardwood interior finish, this house can be built in most any locality for the price given.

Width over all, 55 feet. Stories, 9 feet 6 inches, and 9 feet, respectively.



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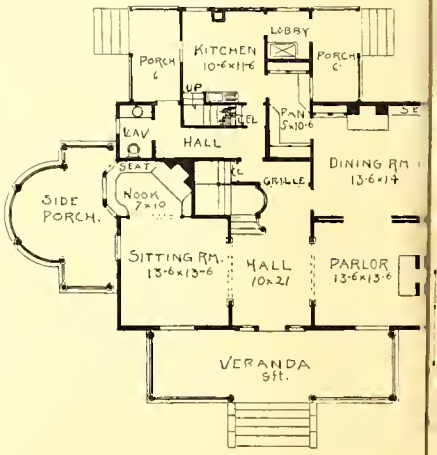

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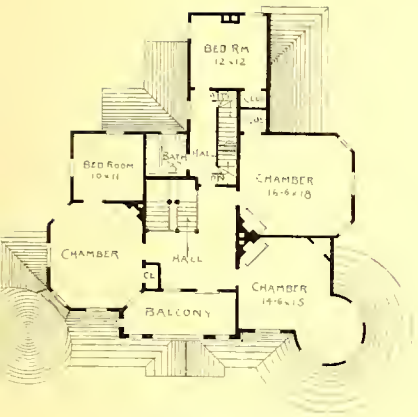

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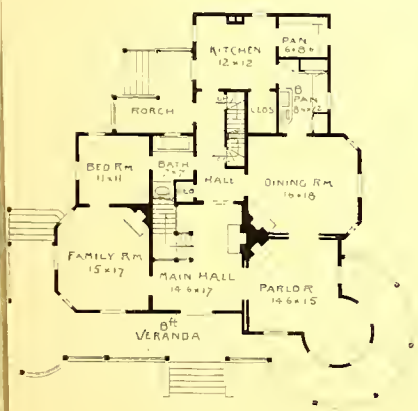

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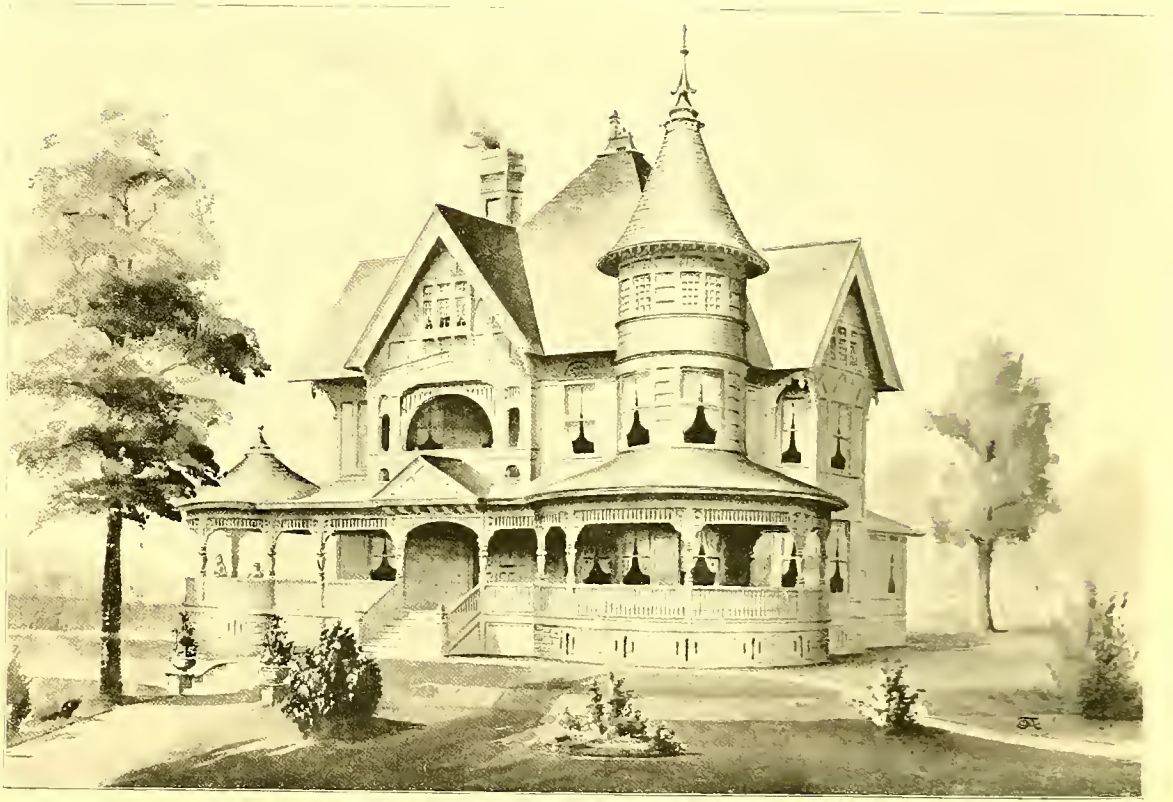


DESIGN No. 1.

RESIDENCE OF DR. J. C. BROWN, DURHAM, N. C.

COST, $6,000 TO $6,300.

Geo. F. Barber & Co., Arcts.

IN THIS design we have a wide central hall with large rooms on either side, thus making a broad front to the house. An eight-foot veranda extends entirely across and around the front, producing a handsome effect. A cosy balcony and a stately tower add life and dignity to the general design. It contains the elements of a good Southern home at the price, and may be enlarged as required. With artistically arranged grounds, it will present the appearance of a veritable palace of elegance and refinement.

The bed-room and bath-room on the first floor will add to the convenience of the plan. A fire-place can be added to this room and the one above it, if desired, at a cost of perhaps $100.00. A cellar is under the back part of the house only, with brick foundation. 2x 6 studding are used in construction of outside walls, covered with sheathing and weatherboarding. Roof shingled. Beautiful hardware, glass and plumbing were used. Principal part of first story was finished in hardwoods, the rest in bright pine, natural finish.

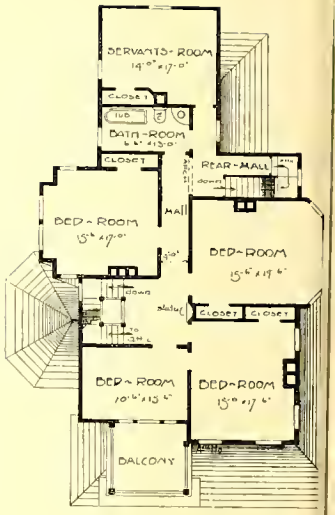
The frontage of the house is 70 feet with a depth of 65 feet, with stories 11 and 10 feet, respectively.

DESIGN B. **RESIDENCE OF W. F. GODWIN, M. D., BALTIMORE, MD.** *Geo. F. Barber & Co., Arcts.*

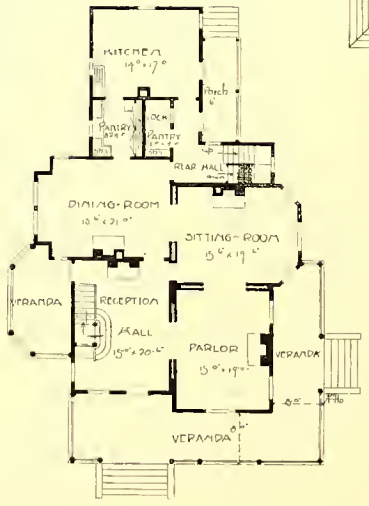
COST, $5,200.

THE above Colonial home shows a very complete arrangement; everything was provided for from cellar to garret that was necessary in completing the structure. So satisfactory has this home proven that the owner has written us a very strong letter of appreciation.

The cellar is under the entire house. Steam heat was used. Hardwood finish for most of the rooms. The attic affords a large amount of additional room, which was utilized. The side porch could be converted into a large conservatory, if desired. The rear hall affords an entrance, besides a way for back and cellar stairs. Everything is complete throughout. The price given is what it cost the owner. Stories 10 feet and 9 feet, respectively; 42 feet front, exclusive of side porch.



SECOND FLOOR PLAN.



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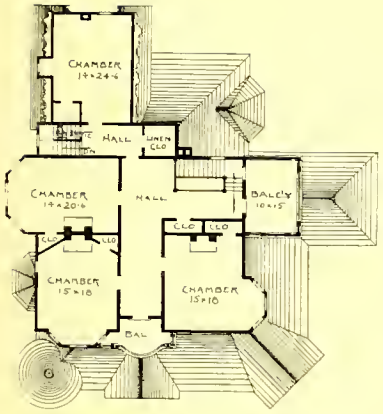

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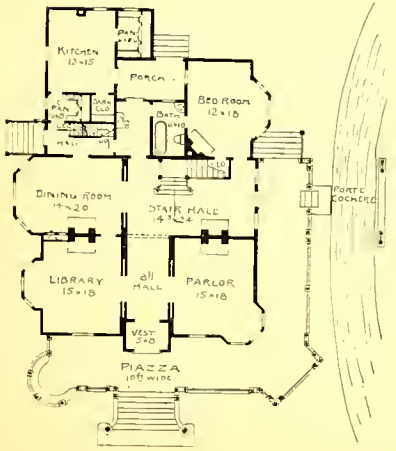


FIRST FLOOR PLAN.

DESIGN No. 2. **RESIDENCE OF HON. E. F. MYNATT, KNOXVILLE, TENN.** *Geo. F. Barber & Co., Arcts.*

COST, $6,200 TO $6,500.

THE owner of this residence is highly pleased with his home—it is a cool, convenient Southern house. He says, "I have as good a house as anybody, and my porch is the finest in America." The hall is surely a luxury, and the rooms are arranged for especial convenience. The bed-room and bath-room, so convenient to the main hall and kitchen, is every woman's delight The exterior was prepared to be a model of modern design, which is very much enhanced by the beautiful colors of the painting, which is two shades of cream with white trimmings. Hardwood is largely used for interior trimming on the first floor, and all through the house is splendidly finished. Size—52x75 feet, over porches. Stories 11 and 10 feet, respectively.

The grounds are spacious and beautiful, adding very much to the design, the green trees surrounding it contrasting beautifully with the colors of the painting.

A Southern home of splendid appointments throughout. The broad veranda steps leading to the front entrance are handsome and suggestive.

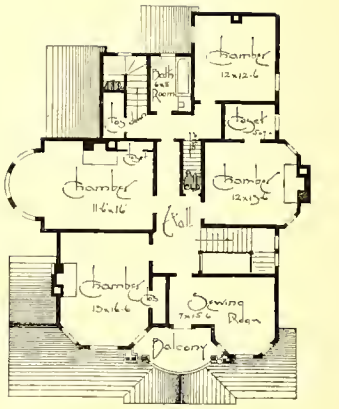
DESIGN No. 3.

RESIDENCE AT JANESVILLE, WIS.

Geo. F. Barber & Co., Arcts.

COST, $4,800 TO $5,000.

A NEW, modified Colonial house, as handsome and convenient a design as can be made for the money. Every side abounds in beautiful features and good proportions. The hall through the house will be found suitable for any climate, and the plan can be modified to suit most any requirement. The first story is weather-boarded; the second story, gables and roof are shingled. The hall and three rooms on first floor are in hardwood, the balance in Tennessee bright pine. The tower-room can be used as a den or workshop for amateur photography, etc. A fire-place can be put in this room if required. The attic is large and light, but not finished complete at the price. Cellar under entire house. Width, 44 feet; length, 56 feet. Stories, 10 feet and 9 feet 2 inches.



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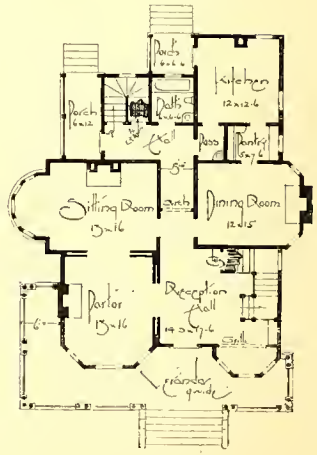

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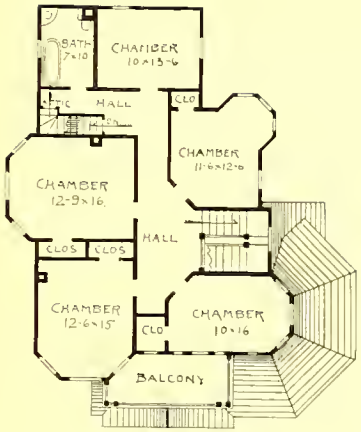

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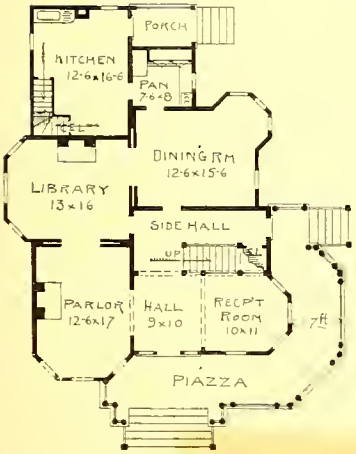

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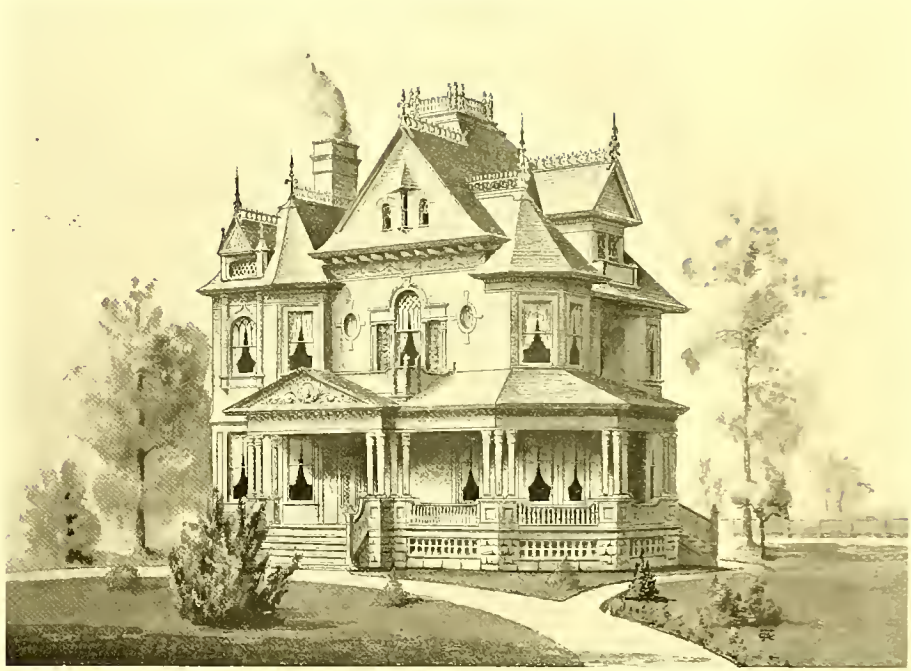
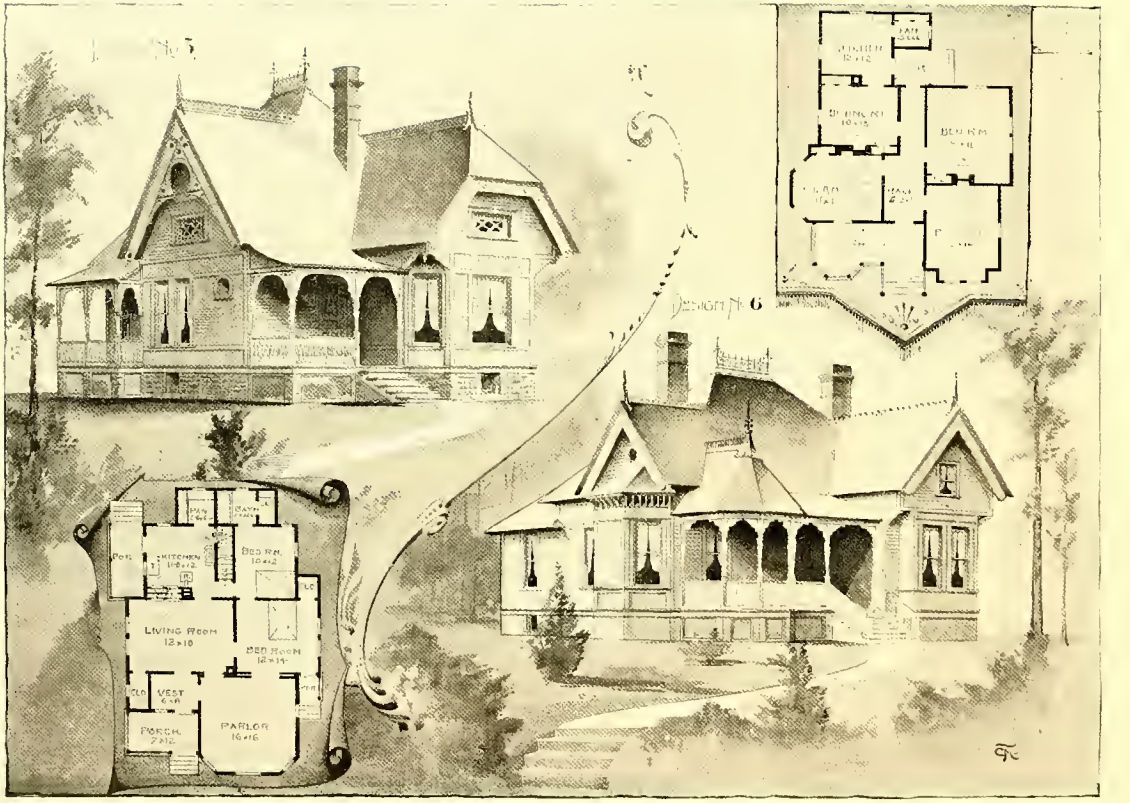


DESIGN No 4. **A MODEL HOME.** *Geo. F. Barber & Co., Arcts*

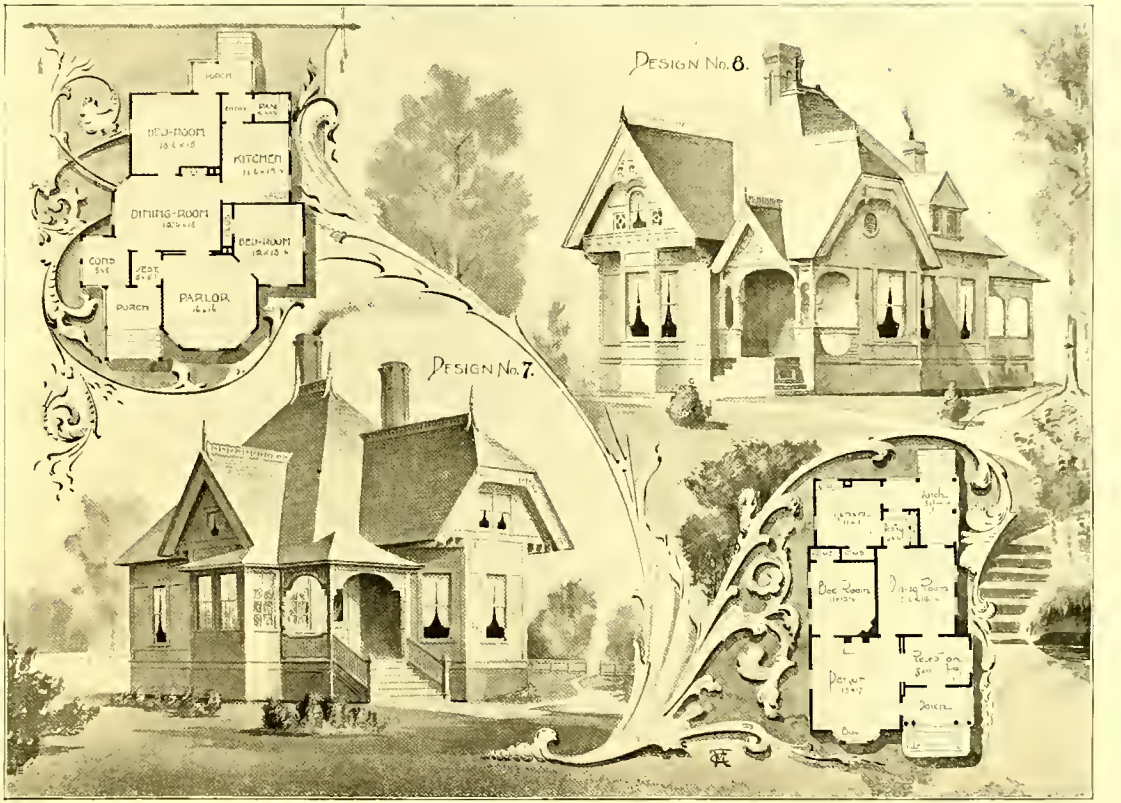
COST, $3,300 TO $3,500.

IN THIS design we have still a different, yet handsome adaptation of Colonial treatment, many features having been employed to make it attractive from every point of view. The plan is superb. There is a front and side entrance to the hall from the porch. The hall has a beautiful and novel treatment of grille work, dividing stairs, reception-room and hall in a most fascinating manner. The exterior is shingled above the first story, including the roof. Cellar under main part, with provisions for steam heating plant. The interior finish is hardwood for the main rooms first floor, balance in natural pine. Size—45x52 feet over porches. Stories 10 feet and 9 feet 2 inches.



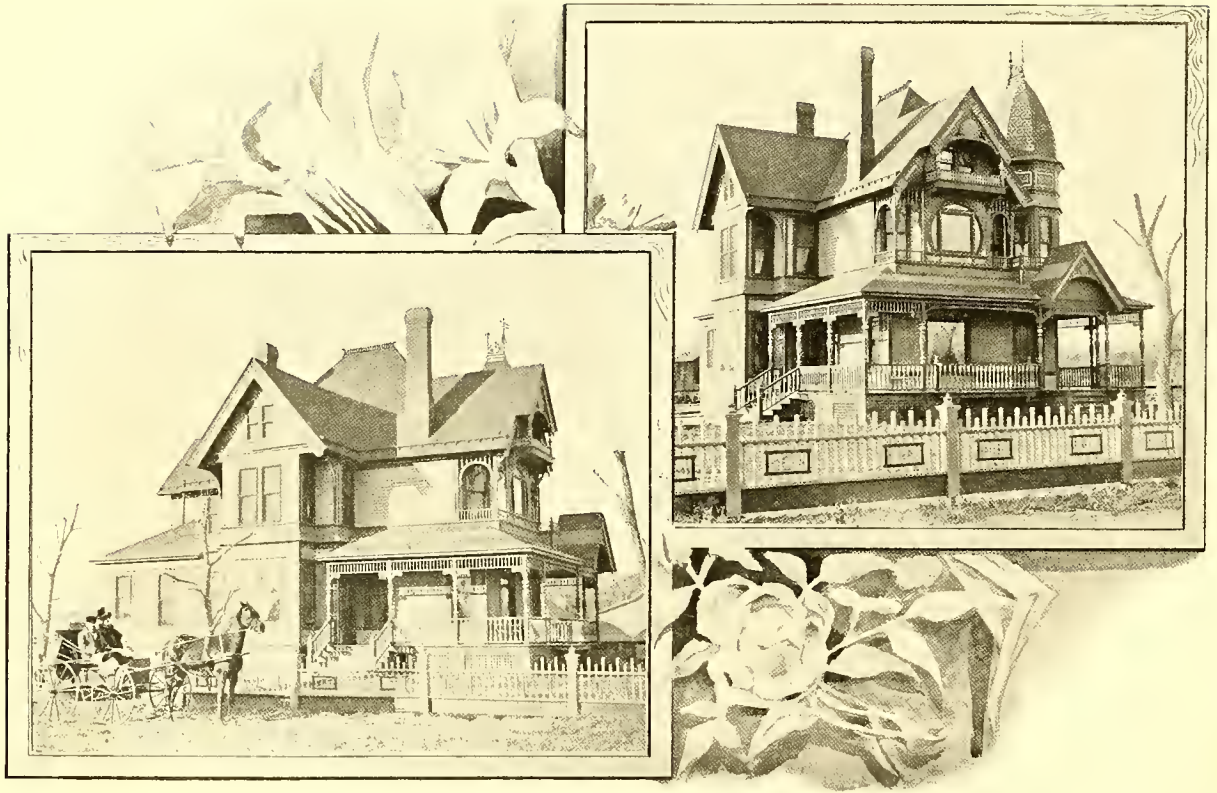
A NEAT COTTAGE of five rooms. Small cellar and stairs to attic. Has been built many times with various changes. Cost, $1,100 to $1,500.

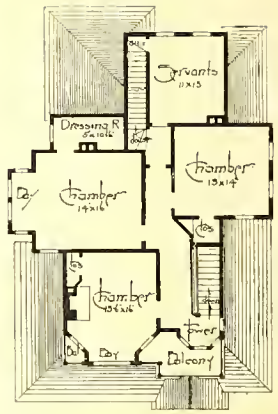
AN ARTISTIC HOME.—No attic. Suitable to Southern climate. Cost, without cellar, $1,000 to $1,200. Has been built in some localities as low as $900.



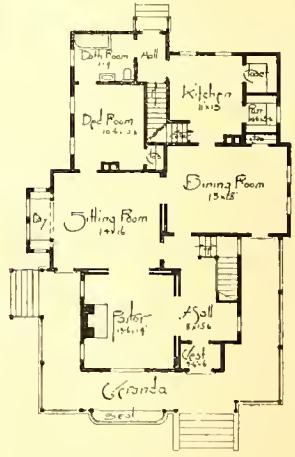
A CHOICE selection of a five-room cottage. Cellar may be added, also stairs to attic, if wanted. Can be built in good shape for from $1,100 to $1,500. Has many desirable and beautiful features.

THIS compact four-room cottage can be erected for from $1,000 to $1,250. No cellar is provided, but may be had if desired. Foundation is of brick, and all the house is neatly but plainly finished.





SECOND FLOOR PLAN



FIRST FLOOR PLAN.

DESIGN No 9.

RESIDENCE AT BELLEVILLE, KANSAS.

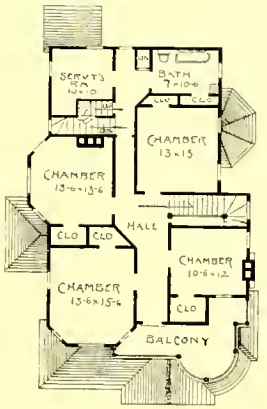
Geo. F. Barber & Co., Arcts.

COST, $3,800 TO $4,000.

BEAUTIFUL and extensive porches are a feature of the day, and when properly treated and well adapted to the general design there is nothing finer or more desired, as here shown.

The house has an admirable arrangement of five rooms on the first floor, with bath-room, closets, etc. The foundation is of brick, with cellar under all but hall and parlor. The roof is shingled. The walls are sheathed and weather-boarded with paper between. We have three entrances from the porch to the building, which is a great convenience.

The building is first-class all through. The stories are 10 feet and 9 feet 2 inches.



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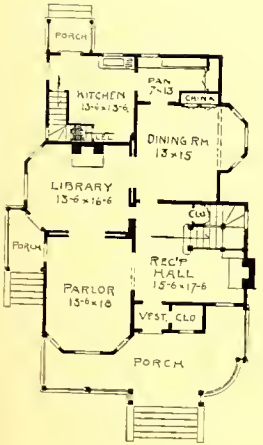

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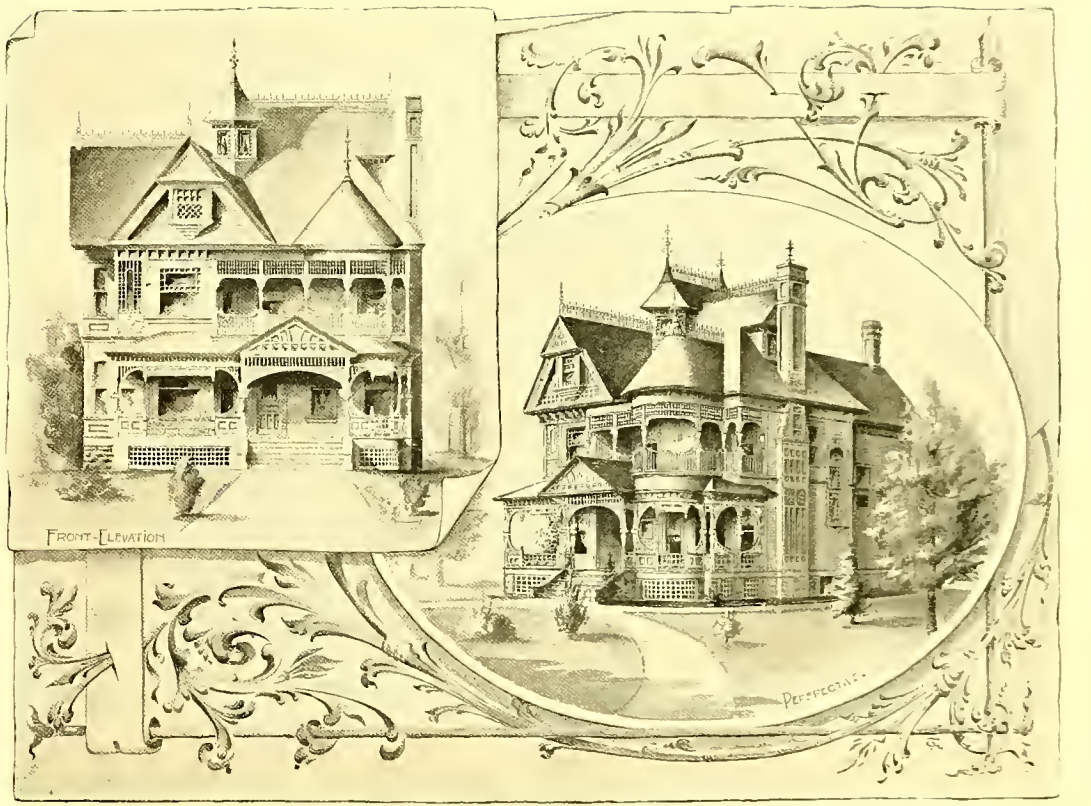


DESIGN No. 10.

RESIDENCE OF HON. CHURCH HOWE, AUBURN, NEB.

COST, $3,800 TO $4,200.

Geo. F. Barber & Co., Arcts

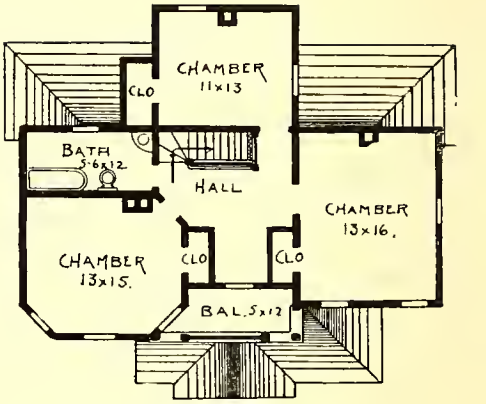
A FAVORITE among all lovers of beautiful homes. The residence of Hon. Church Howe, Auburn, Neb. Of good appearance from every point of view. Convenient and thoroughly studied floor plans. The principal features are the veranda, balcony, and general graceful outline of the roof, handsome windows, etc. The plans may be varied to suit one's taste or purse. All the interior details are tasteful, and most of the rooms are finished in hardwoods, the rest in cheaper woods in local use. Hardware, plumbing and glass are specified with care for utility and finish. The house is frame, 2x6 studding, good cellar, stone foundation, shingled roof. Size—37x53 feet 6 inches. Stories, 10 feet and 9 feet 2 inches. Cellar, 7 feet.

This house was built by J. K. Forbes, Hopkinsville, Ky., in 1898, for $3,400.

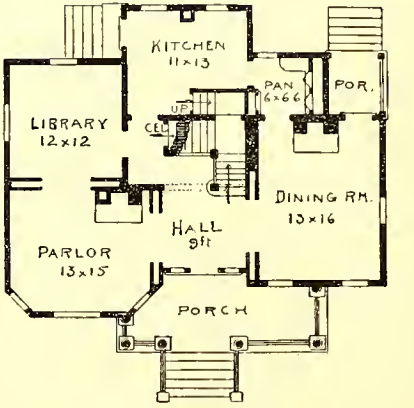
DESIGN No. 10 B. PERSPECTIVE VIEW. *Geo. F. Barber & Co., Arcts*

COST, $1,600 TO $1,800.

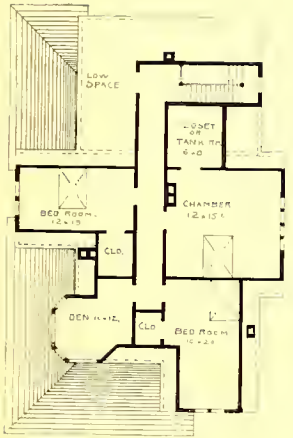
THE above is a rather peculiar design, but is one of the most fascinating structures when built imaginable. There is a beautiful something about it not found elsewhere. The plans are for a wide lot of not much depth and are so compact and convenient they give lots of room for little money. Simple interior finish is employed to keep down cost. In many localities this house can be built for $1,500. A small cellar, shingled roof, brick foundation. Width of front is 40 feet. Stories, 10 feet, and 9 feet 2 inches.



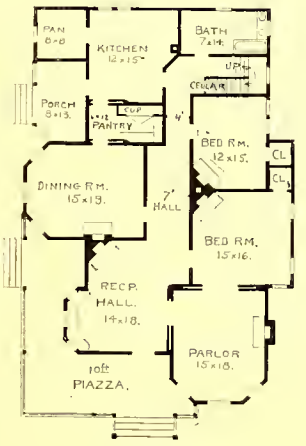
SECOND FLOOR PLAN.



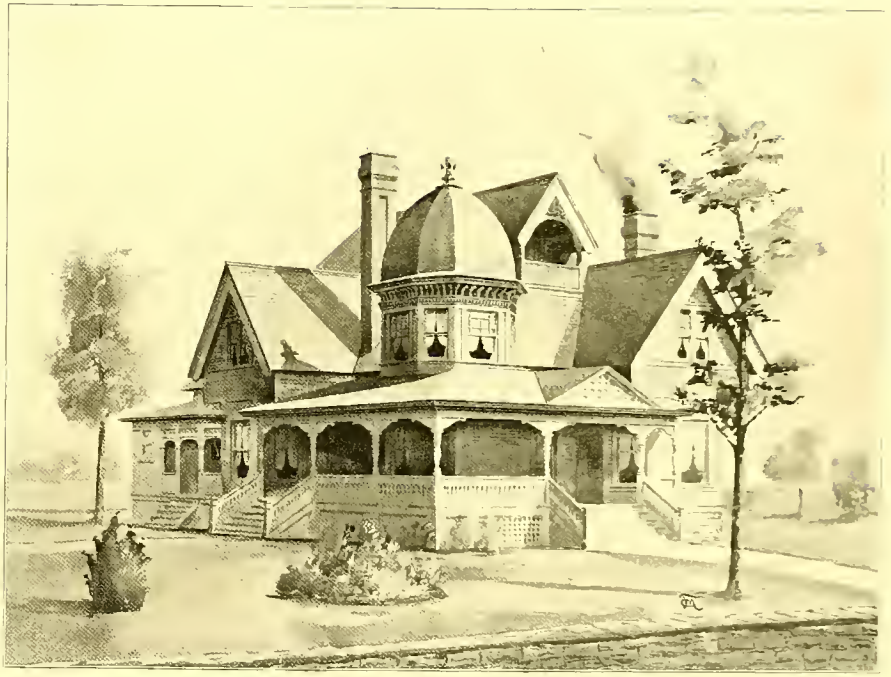
FIRST FLOOR PLAN.



ATTIC PLAN.



FIRST FLOOR PLAN.

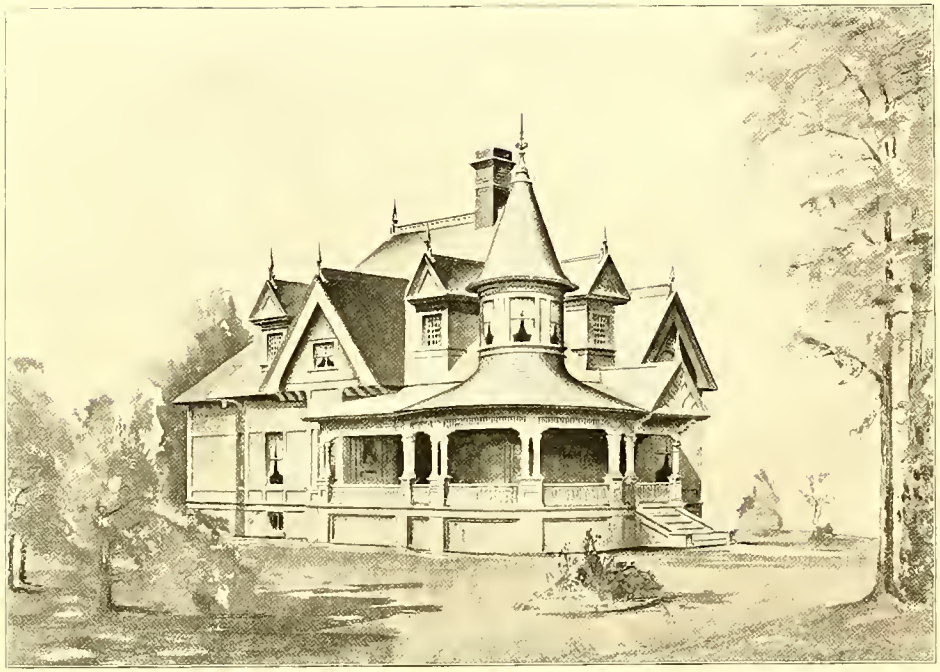


DESIGN No. 11. *Geo. F. Barber & Co. Arcts.*

RESIDENCE OF CLEM TOMLINSON, TATE SPRING, TENN.

COST, $2,500 TO $3,000.

OF THE thousands who visit Tate Spring annually all admit that this is a most complete home. Rooms large and ceilings high admit of splendid interior embellishments. The reception hall is a perfect gem of a sitting room, and a general convenience pervades the entire plan. The house cost the proprietor $2,500, with attic not entirely finished, but first story finished entirely in oak, except kitchen. The arrangement is most satisfactory with all who have had any experience with it. It proves much more delightful as a home than one can see in the plans or even imagine. There is a small cellar. Brick foundation, shingle roof, and everything complete. Width 43 feet 6 inches, length 67 feet, stories 10 feet and 9 feet, respectively.



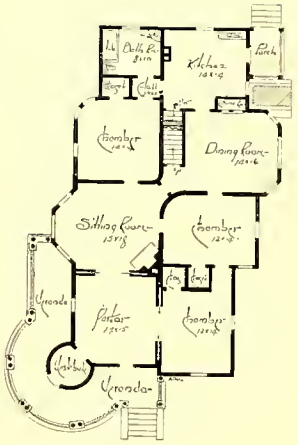
DESIGN No. 12.

RESIDENCE AT MORRIS, ILL.

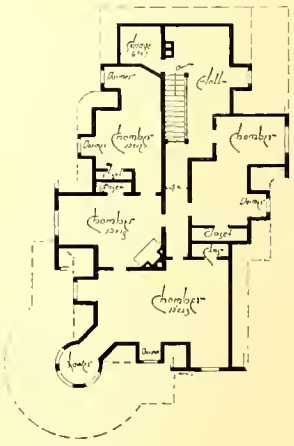
COST, $3,300 TO $3,500.

Geo. F. Barber & Co., Archts.

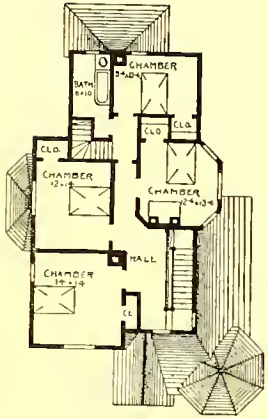
THE PLANS for this cottage were prepared for erection at Morris, Ill. The main floor contains all necessary living apartments, yet there are a number of good rooms provided in the attic. A cellar is under all except the front chamber and parlor. Weather-boarding is used for the side, with shingles for the roof. Stone foundation. Steam heat. All of first floor is finished in hard-wood, except kitchen and bath, the rest in pine. The house is completed in first-class shape throughout. Size—46 feet 6 inches x 70 feet; main story, 10 feet 6 inches; attic, 8 feet 6 inches; cellar, 7 feet. Some parquette flooring was used in the dining-room, and many nice features were included that may be omitted, saving cost.



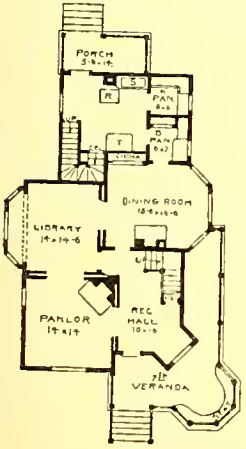
ATTIC PLAN.



FIRST FLOOR PLAN.



SECOND FLOOR PLAN.

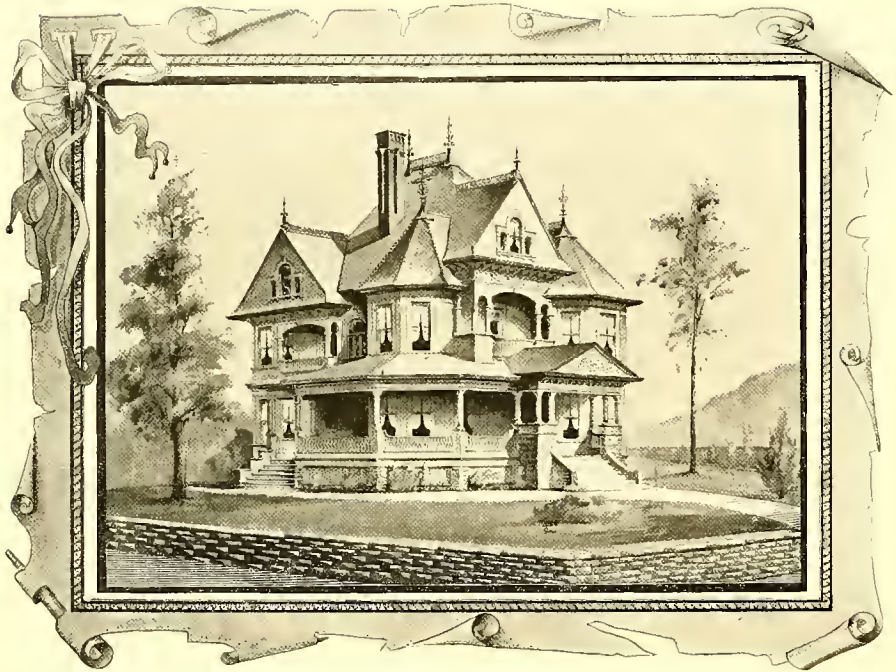


FIRST FLOOR PLAN.

DESIGN No. 13. RESIDENCE OF A. Y. BURROWS, KNOXVILLE, TENN. *Geo. F. Barber & Co.*

COST, $2,700 TO $3,000.

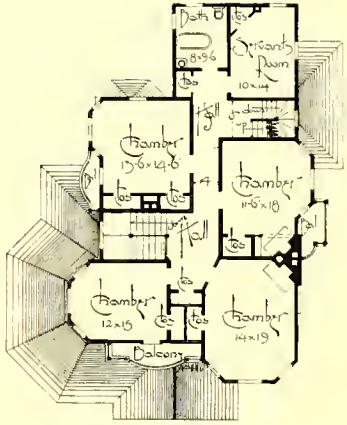
RESIDENCE of A. Y. Burrows, Esq., Knoxville, Tenn., a house both attractive and convenient. The hall and three principal rooms are finished in oak, the rest in native, bright pine; was built upon a 50-foot inside lot, but is best adapted to a corner. The first story is weather-boarded, the second story and roof are shingled. Foundation stone, with small cellar. The stair-case was arranged so as to give large space at front of hall, where it affords a splendid view through a large, handsome window. The parlor window is plate and art glass, 54 inches wide. Specifications call for a complete house, and makes a highly satisfactory home in every particular. Size—39x61 feet over porches, with 10 foot and 9 feet 2 inch stories, respectively.



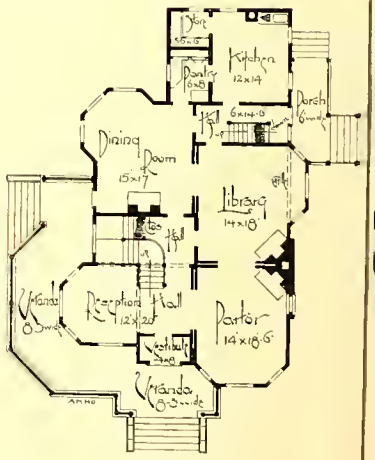
DESIGN No. 14. **A MODEST SUBURBAN HOME.** *Geo. F. Barber & Co., Arcts.*

COST, $5,500 TO $5,800.

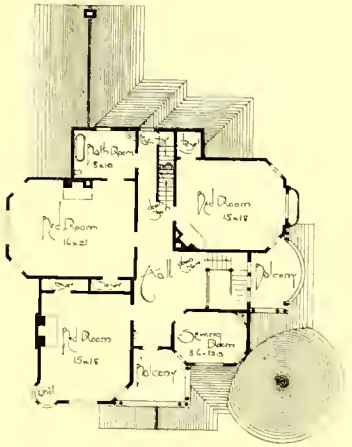
THE MODERN RECEPTION HALL, large enough to be useful and broken enough to be made beautiful, is the pride of every housekeeper. Such is the hall of the design shown on this page, and the entire plan has been studied for convenience and for good exterior effect. The proportions are good from every point of view. The large bay, 12 feet 6 inches across, gives a fine oblique view from the dining-room. All rooms are large and well lighted, with handsomely designed windows. The cellar, 7 feet deep, extends under the entire house, with stone foundation. First story is weather-boarded, second story and roof shingled. Studding for external walls are 2x6 inches. The plumbing is of excellent character, as is also the hardware and glass. Dimensions on the ground are 51 feet front by 64 feet deep, over porches. Stories are 10 feet for first and 9 feet 2 inches for the second.



SECOND FLOOR PLAN.



FIRST FLOOR PLAN.



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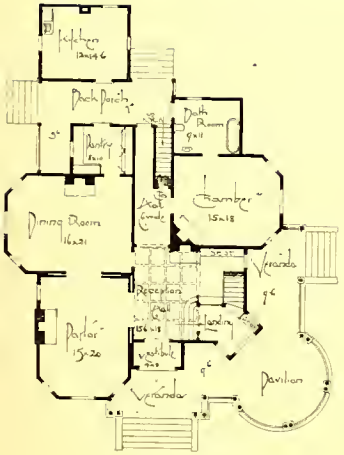


FIRST FLOOR PLAN.

DESIGN No. 15.

A PLEASANT SOUTHERN HOME.

COST, $5,800 TO $6,200.

Geo. F. Barber & Co. Arcts.

A SOUTHERN HOME prepared for erection in a Southern city. The design contains many attractive features that cannot be shown in the illustration. It has a corner reception hall with paneled ceiling. Rooms good size, with narrow hall through to rear. The veranda is a special feature, being very wide and cool in summer. The balconies also lend variety to the design in both beauty and comfort. It is a frame house with 2x6 studding. Roof shingled. No cellar is included in the plan, yet as much cellar can be had as required at an additional cost of from $100 to $300. The open tower on third story can be reached from the attic and affords a good view over surrounding country. Size—55 feet front by 70 feet deep over porches in their widest extensions; stories, 11 feet and 9 feet 6 inches. The kitchen is detached but joined by a wide porch to main house.

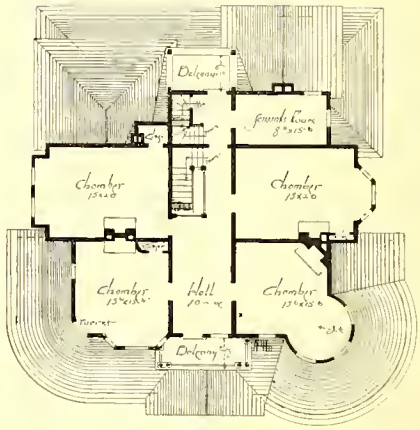
DESIGN No. 16.

RESIDENCE AT ELKIN, N. C

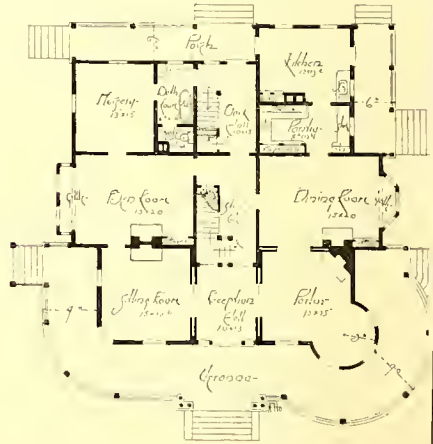
COST, $6,000 TO $6,300.

Geo F. Barber & Co., Arcts

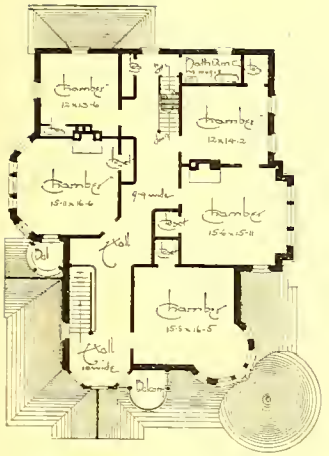
THIS HOUSE under some conditions can be built at a cost of a little less than $5,500 but in many localities would cost as much as $6,000. Provisions have been made on the first floor for complete living apartments, including Baths, Bed-room and Nursery. A beautiful veranda surrounds the entire front, 9 feet wide The round corner on the sitting room extends to the roof, where it terminates in a picturesque turret, not shown in the cut, being hidden by the large gable. Width of front over porches, 65 feet. Stories are 11 and 10 feet; respectively. Ash, Quartered Oak and Cherry are the principal woods for interior on first floor, native pine in rear part and above.



SECOND FLOOR PLAN.



FIRST FLOOR PLAN.



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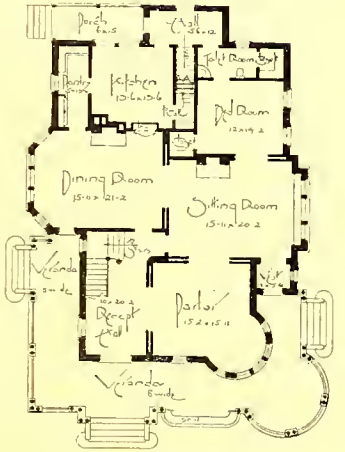
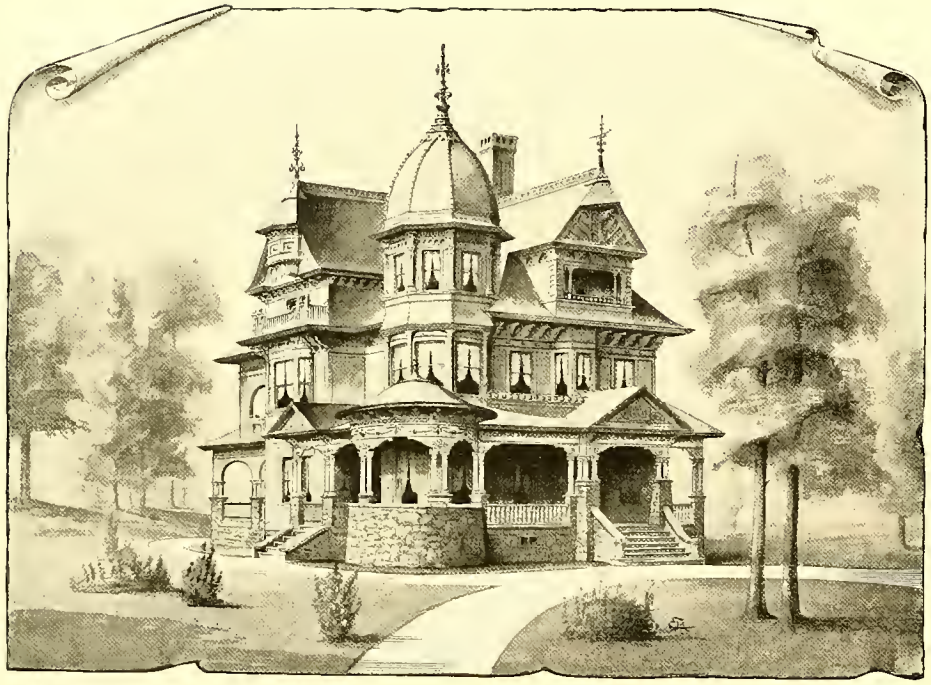


FIRST FLOOR PLAN.

DESIGN No. 17. **RESIDENCE AT LEIPSIC, OHIO.** *Geo. F. Barber & Co., Arcts.*

COST, $8,000 TO $9,000.

THIS beautiful home has features of attraction from every point of view, is modern, up-to-date in style, and will always remain pleasing to the observer. The porch is massive, beautifully broken in plan, and wide enough to be of excellent service. The house is brick veneered, slate roof, with proper trimmings; buff brick with stone trimmings were used. Stone foundation, with cellar under entire house. Steam heat. The hall, dining-room and bed-room are finished in quartered white oak, the parlor in white or silver birch, library in quartered sycamore; all the rest of the rooms in natural pine. Gas and electricity throughout. Glass, hardware and plumbing of the best. Beautiful windows are designed in every room. By building this house in frame, with less elaborate interior, the price could be gotten down some $3,000 from the above. Size—49 feet front by 56 feet 6 inches deep. Stories 10 feet and 9 feet, respectively.



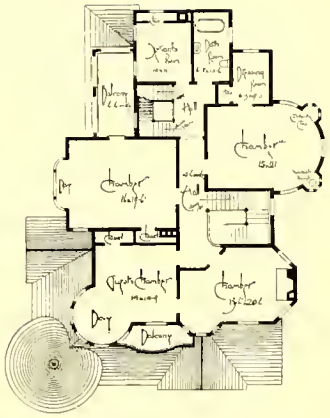
DESIGN No. 18.

SUBURBAN RESIDENCE.

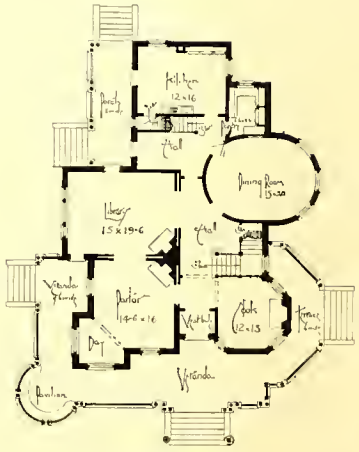
Geo. F. Barber & Co., Arcts.

COST, $10.000 TO $13,000.

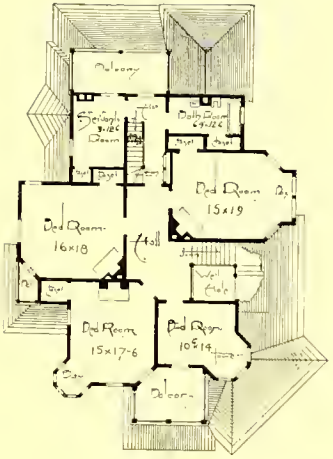
THESE PLANS call for a house of stately appearance, beautiful proportions in every feature, and is a house suitable for most any position or location. Finished complete, from cellar to garret, in the best of materials and workmanship. The dining room is elliptical. The hall roomy and planned for beautiful treatment and embellishment. The main roof, over the hall and dining room, not shown in the cut, is treated in an artistic manner, and is a beautiful feature of the design. The roof is of slate, and with the finials and roof of tower in copper, the effect is beyond description. The first story is in brick veneer with shingles for the second story, though any materials may be used by paying difference in cost, if any. Length 70 feet 6 inches by 55 feet 6 inches in width, over porches. Stories 11 feet and 10 feet, respectively.



SECOND FLOOR PLAN.



FIRST FLOOR PLAN.



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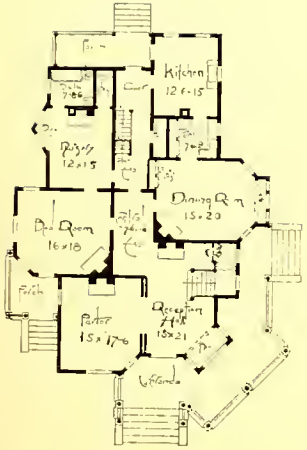


FIRST FLOOR PLAN.

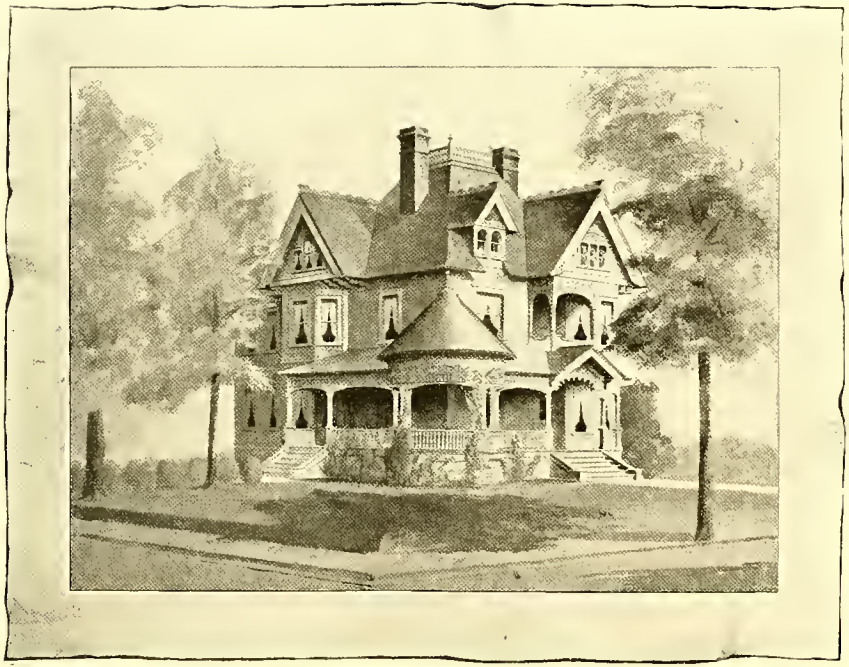
DESIGN No. 19.

A SOUTHERN HOME.

COST, $5,000 TO $5,500.

Geo. F. Barber & Co., Arcts.

THIS DESIGN was prepared for erection at Wilson, N. C., and has many features required in a Southern home, but may be arranged to suit any climate. The style is modern and artistic, all sides containing special features of design, forming beautiful contrast as viewed from various stan ipoints. The kitchen is detached, but has covered porch between it and main house. There is a small cellar. Brick foundation. 2x6-inch studded walls, sheathed, papered. First story weather-boarded. Roof and gables and second story shingled with cypress shingles. Parlor, hall and dining-room finished in hardwood, balance in bright pine, natural finish. Size—52 feet front by 72 feet deep over widest extent of porches. Stories 11 and 10 feet, respectively.

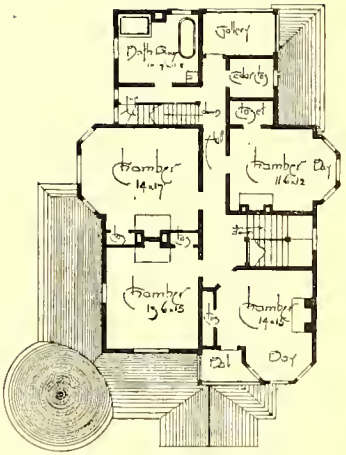


DESIGN No. 20. *Geo. F. Barber & Co., Arcts.*

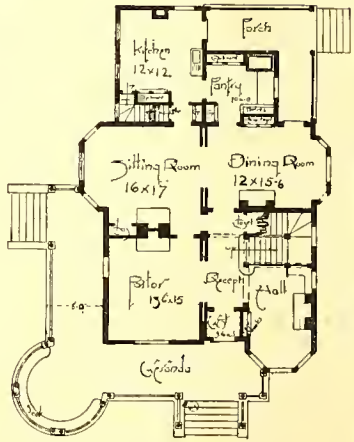
RESIDENCE OF D. Y. GREIB, MISSIONARY RIDGE, TENN.

COST, $3,800 TO $4,000.

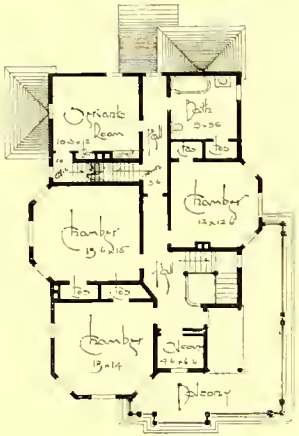
THE PLAN and design were both prepared for a beautiful corner lot upon which the house was built. The hall is decorated with handsome grille work, a view of which is shown in the circle on page 1. The four principal apartments of the first floor are finished in hardwoods. The rest of house throughout is in the native, bright pine, of which there is nothing superior of an inexpensive nature. Everything in connection with this beautiful home is first-class. A nice cellar is provided under the main part of the house. The cost includes a slate roof, good glass and first-class plumbing. The size of house is 47 feet by 63 feet over the widest extensions of the porch. Stories are 10 feet 6 inches and 10 feet.



SECOND FLOOR PLAN.



FIRST FLOOR PLAN.



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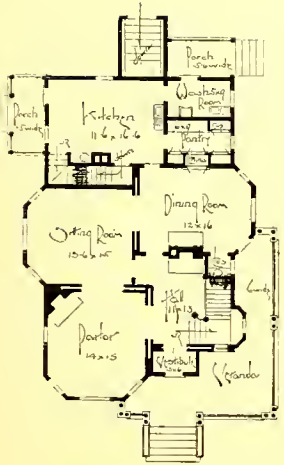

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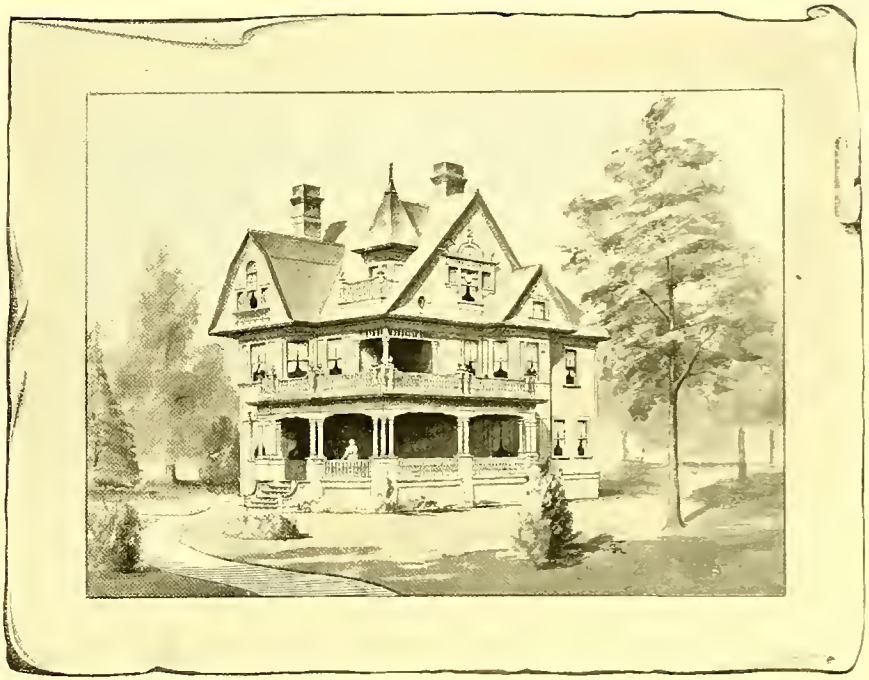


DESIGN No. 21. **RESIDENCE AT COLUMBUS, WIS.** *Geo. F. Barber & Co., Arcts.*

COST, $3,300 TO $3,500.

THIS COLONIAL design was recently erected for S. W. Andrews, Esq. The finish throughout is good, above the average. The Dining-room has a parquette border; the Vestibule and Bath-room have tile floors, and a number of rooms are finished in hardwood. There is a good cellar, stone foundation, cypress shingled roof, and all first-class work. Size 36 x 54.6. First story 9 feet; second story 8 feet, 2 inches. These heights may be changed as required. The plan is a happy combination of convenient rooms. The porch and balcony are elegant features, and a special study was given to get good results in every particular.

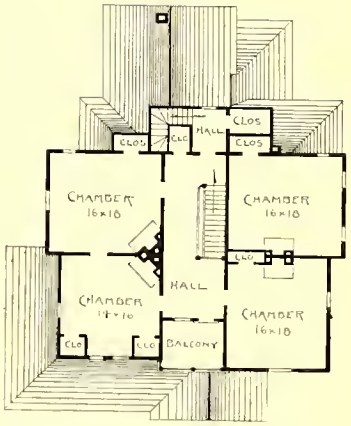
DESIGN No. 22.

RESIDENCE AT AUBURN, KY.

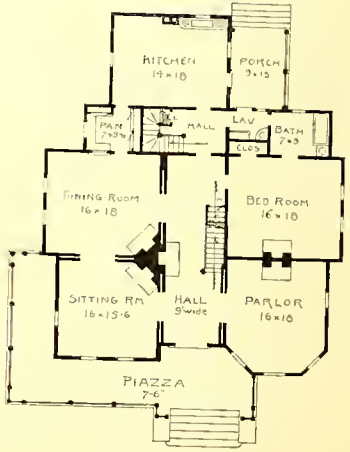
COST, $3,000 TO $3,300.

Geo. F. Barber & Co., Arcts.

THIS has proven a very satisfactory plan for a Southern climate, and at a moderate cost. The exterior is simple and tasty. The foundation is of stone with a small cellar. The roof is covered with tin shingles of artistic yet simple pattern, giving a very pretty effect. The gables were also treated the same. Two rooms and hall were finished in oak, the rest in bright pine, natural finish. Some very nice stone work, including steps, is worked in around the front piazza. The house has a frontage of 56 feet over porches; stories 10 feet and 9 feet, respectively. The style is simple, durable and inexpensive, and will make a most satisfactory home. A large bed-room, closet and bath-room, with a private lavatory, have been provided on the first floor.



FIRST FLOOR PLAN.



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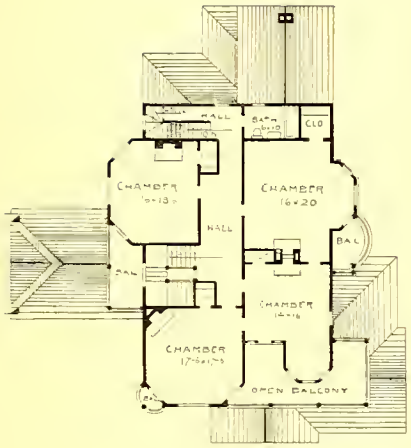

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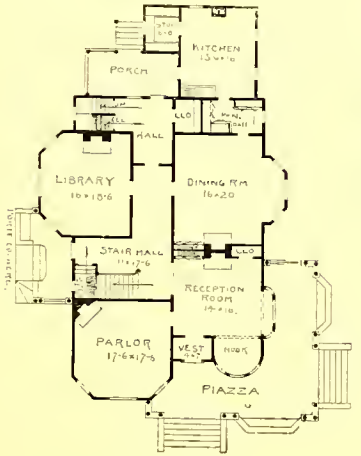

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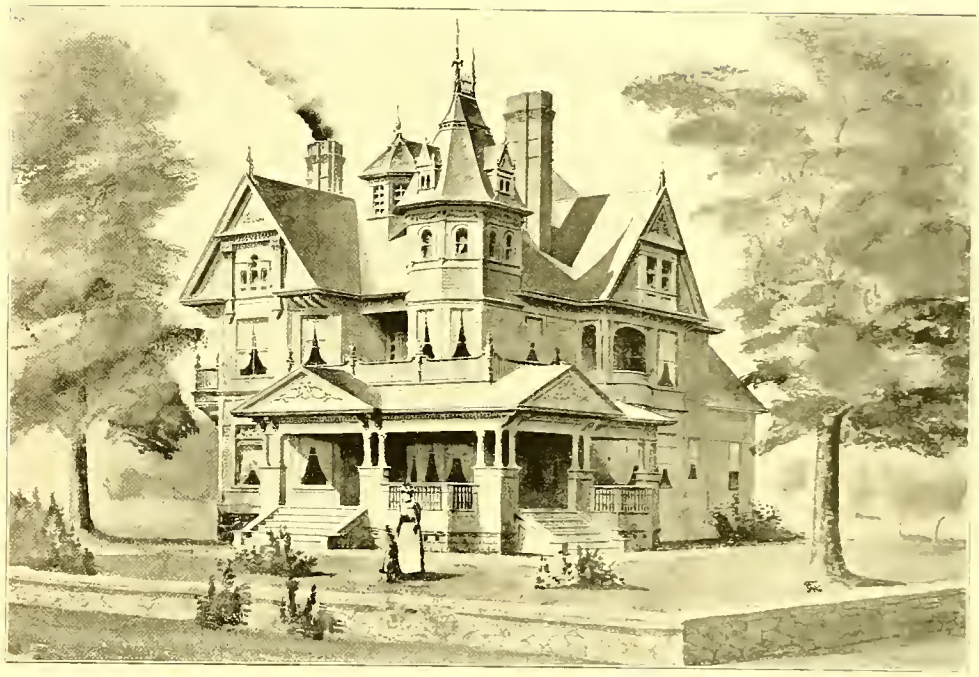


DESIGN No. 23. RESIDENCE OF CHAS. T. HOLT, HAW RIVER, N. C. *Geo. F. Barber & Co., Arrts.*

COST, $6,200 TO $6,400.

THE RECEPTION ROOM of this house is really a part of the main hall, but the stairs being located in the side hall, near the carriage entrance, do not interfere with this as a sitting-room. A careful study of this plan will reveal a number of nice features of convenience. The frame is 2x6 studding, sheathed, papered and weather-boarded. Roof slate. A good cellar is provided. Foundation is of brick. The exterior design will bear study, as the proprietor required a house of merit in every particular. Hardwood finish is liberally used for the inside, with natural, bright pine for the second story finish. Dimensions—45 feet 4 inches by 72 feet 4 inches, exclusive of porches. Stories are 11 feet and 10 feet, respectively.

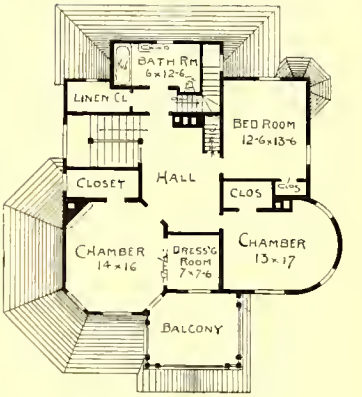
DESIGN No. 24.

RESIDENCE AT MARSHALL, MO.

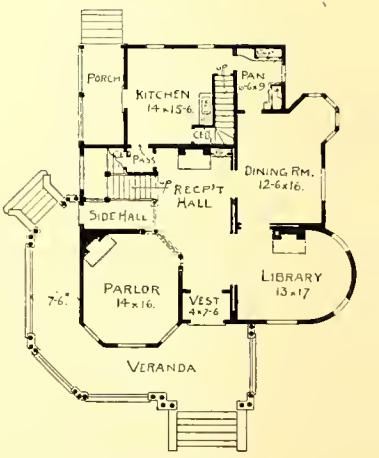
Geo. F. Barber & Co., Arcts.

COST, $3,400 TO $3,600.

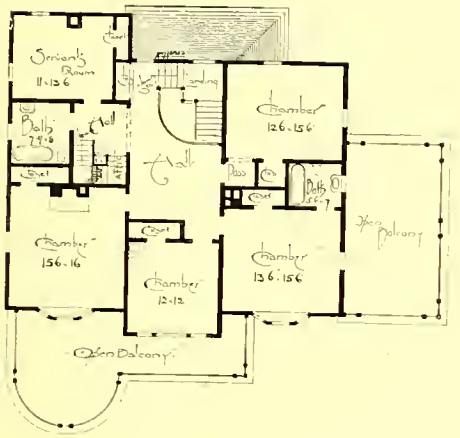
THE FLOOR plans of this house were very carefully arranged, and one can not help but admire the entire treatment, especially the hall. A neat grille treatment between parlor and hall gives an artistic effect. Both front and side entrance are provided for the hall. The exterior effect of the circle end of library is a beautiful feature, especially in the roofs. Hardwood is liberally used for interior finish. There are also many beautiful windows in the design. Good finish is employed throughout. The building has a frontage of 50 feet and a depth of 52 feet over porches. Stories 10 feet and 9 feet 2 inches, respectively. The second story and roof are shingled. Good cellar, brick foundation, and furnace heat.



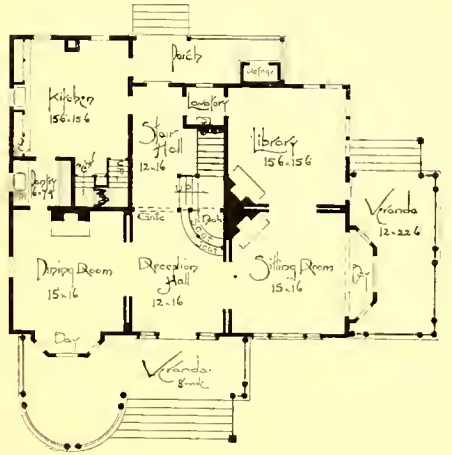
SECOND FLOOR PLAN.



FIRST FLOOR PLAN.



SECOND FLOOR PLAN



FIRST FLOOR PLAN.

DESIGN No. 25.

RESIDENCE OF L. P. DEGROOT.

COST, $4,800 TO $5,200.

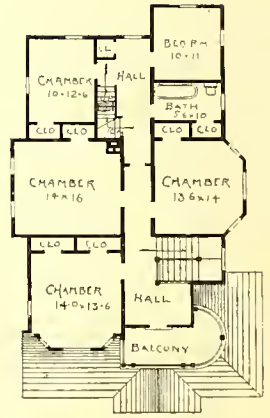
Geo. F. Barber & Co., Arcts.

THE PLANS for this exquisite specimen of colonial work were prepared for L. P. DeGroot, Esq., of Atlanta, Ga. The plans contain a wide central hall, provided with a treatment of stairs and grille work of unique design. The Dining-room occurs at the front of the building, and is reached from the kitchen through a butler's pantry, while in the kitchen on either side of the sink are arranged ample cupboards. The cellar is under the back part of the house containing steam boiler. Both inside and outside cellar stairs are provided. The house is frame, using 2 x 6 studding for the better accommodation of inside sliding and venetian blinds. All features have been carefully studied and everything specified to make the house complete. Size 57 feet front by 55 feet deep, over porches, stories 10 feet, and 9 feet, 2 inches.

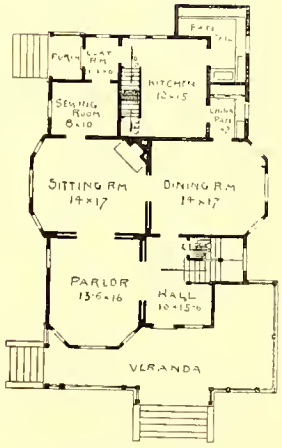
DESIGN No. 26. **RESIDENCE OF MR. E. P. CLAFFLIN, ATTLEBORO, MASS.** *Geo. F. Barber & Co., Arcts.*

COST, $3,600 TO $3,900.

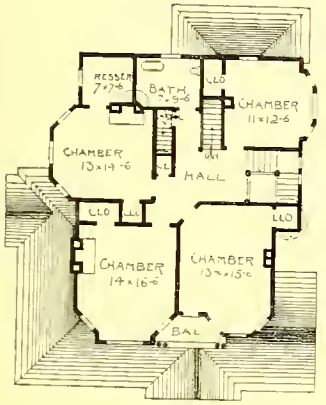
THE STYLE of this house is one much admired and will never wear out. The porch and balcony are prominent features and require tasteful treatment. The first story is weather-boarded, the second story, gables and roof are shingled. Cellar under the entire house, with brick foundation. Hard-wood interior finish, of neat design, is liberally used, and everything in the way of plumbing, glass, hardware, etc., is first-class. Size is 36 x 47 feet over porches. First story is 10 feet, second story 9 feet 2 inches, cellar 7 feet. The cost of this house was more than that given above, but for the average locality our figures are close to correct.



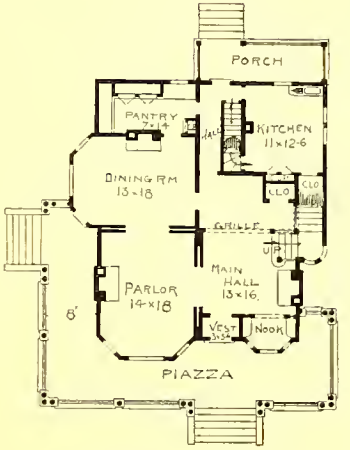
SECOND FLOOR PLAN.



FIRST FLOOR PLAN.



SECOND FLOOR PLAN.



FIRST FLOOR PLAN.

DESIGN No. 27. RESIDENCE OF GEO. C. HIGBEE, MARQUETTE, MICH. *Geo. F. Barber & Co. Arcts*

COST $3,500 TO $3,800.

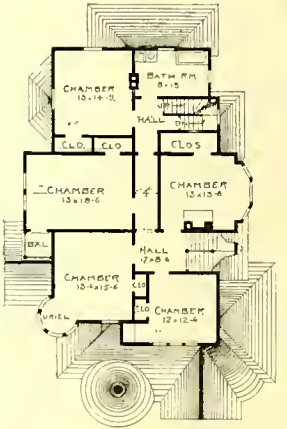
THE DESIGN is modern American and presents beautiful proportions from every direction. The cellar is under the entire house, with stone foundation. The hall is spacious and beautiful, and all other rooms arranged for convenience, on both floors. A beautiful porch spans the entire front. The first floor rooms, exclusive of the kitchen and pantry, are finished in quartered oak, all the rest throughout is in white pine. Steam or hot water may be used for heating. Width 37 feet total. Stories 10 and 9 feet.

DESIGN No. 28. *Geo. F. Barber & Co., Archts*

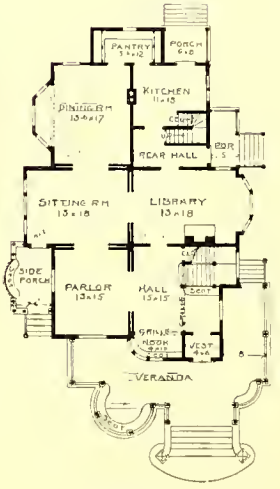
RESIDENCE OF EMERY F. LYNN, YOUNGSTOWN, OHIO.

COST, $6,000 TO $6,500.

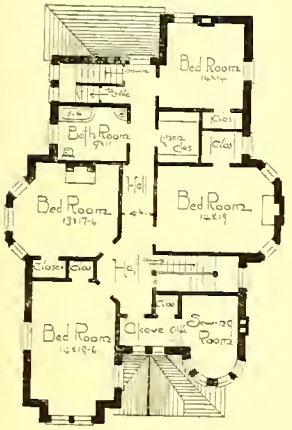
THIS HOUSE proves satisfactory, both in plan and appearance, wherever erected. Ten rooms are conveniently arranged, five on each floor. The front hall and veranda are special features, both for design and comfort. The throwing together of the four principal rooms and hall produce most beautiful effects. Hardwood finish is used for these rooms, trimmed with neat, modern hardware, in keeping with the woods. Cellar under part of the house, back of parlor and hall. Stone foundation. Shingled roof. Size—47 feet frontage by 71 feet deep. Stories are 10 feet for first floor and 10 feet for second floor. Cellar, 7 feet.



SECOND FLOOR PLAN.



FIRST FLOOR PLAN.



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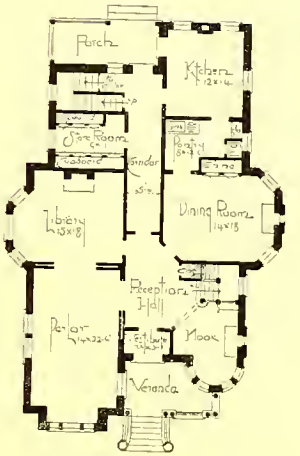
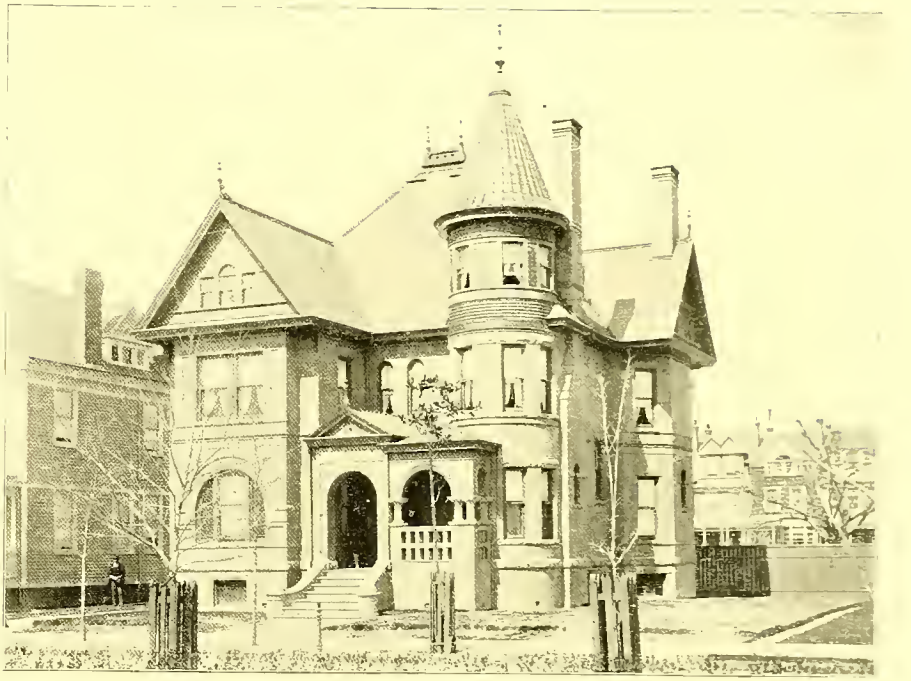


FIRST FLOOR PLAN.

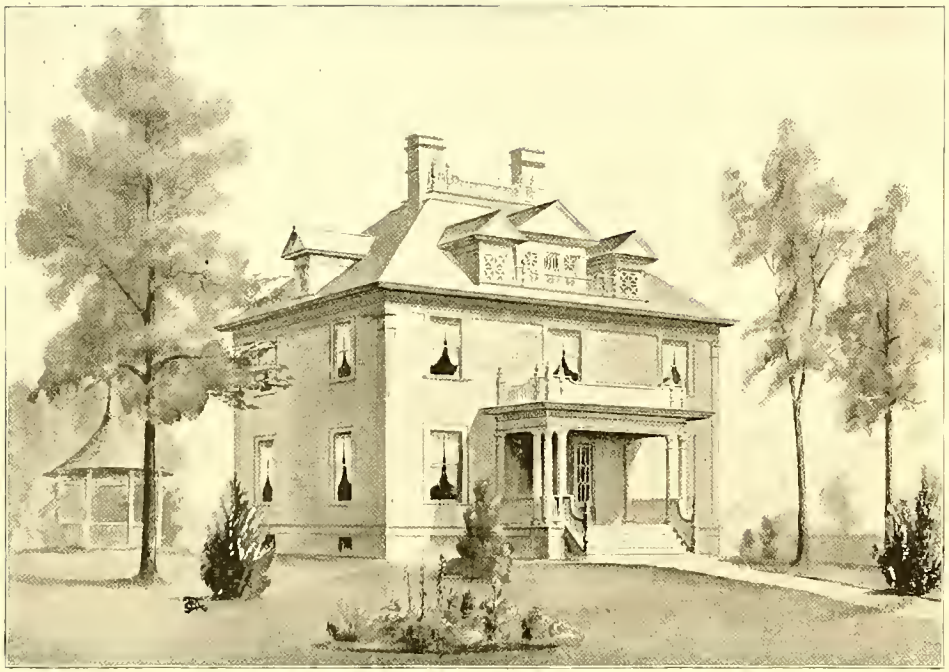


DESIGN No. 29. *Geo. F. Barber & Co., Arcts.*

RESIDENCE OF C. A. WOODARD, ESQ., NORFOLK, VA.

COST, $9,000 TO $11,000.

THE WALLS are of pressed brick, with stone trimmings. Nearly all the glass is plate, with an appropriate amount of art glass. The interior is principally hardwood finish. Roof is of slate, the tower roof is covered with Merchant's Spanish copper tile, with finials of the same material. The cost was a little over $10,000. The cellar extends under the entire house. The building was designed for a narrow city lot, otherwise more porch would have been employed. Size—46x66 feet; first story, 10 feet; second story, 9 feet 2 inches. The brick walls are furred under the plaster, thus preventing dampness.



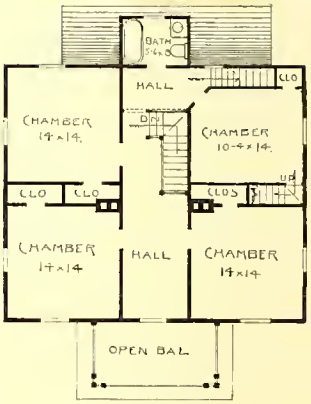
DESIGN No. 50.

RESIDENCE AT LEBANON, OHIO.

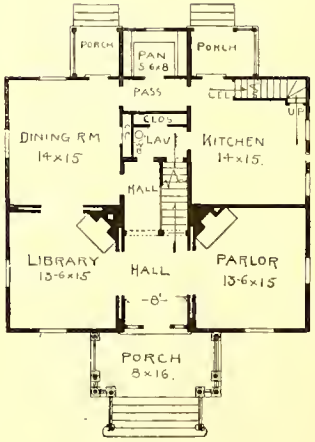
Geo. F. Barber & Co., Arcts.

COST, $2,300 TO $2,500.

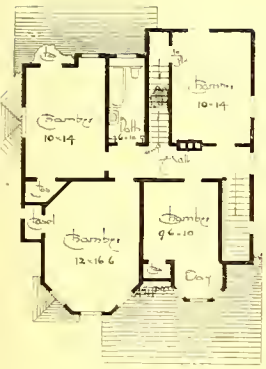
A SQUARE, plain, colonial home, with good cellar under entire house. Furnace heat. Two front rooms finished in oak, balance in natural pine. A special feature of the plan is the lavatory and coat closet in rear of hall under the stairs. With our specifications we give a list of appropriate colonial colors for outside painting. Size of house, exclusive of front porch, is 38 feet by 37 feet 6 inches. The stories are 10 feet and 8 feet 6 inches, respectively. Where simplicity is desired, this house will be found to meet those requirements.



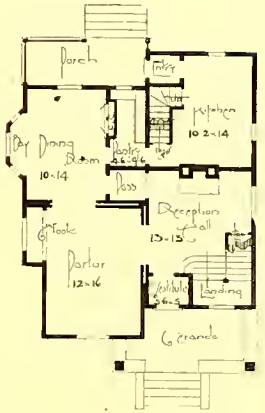
SECOND FLOOR PLAN.



FIRST FLOOR PLAN.



SECOND FLOOR PLAN.



FIRST FLOOR PLAN.

DESIGN No. 81. **RESIDENCE OF MISS EVA MEARES, PRINCETON, ILL.** *Geo. F. Barber & Co., Arcts.*

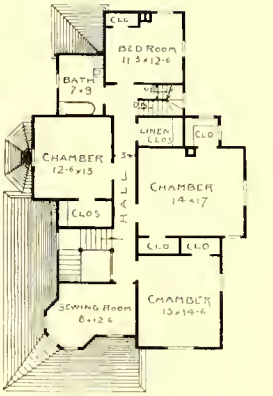
COST, $2,400 TO $2,600.

THIS attractive little cottage is in style, one of the many phases of colonial work. The plan is compact, thus getting good room without covering much ground. As the hall is to be used as a sitting room, the stairs were placed in the front in order to give ample space around the fireplace. Miss Meares herself suggested the arrangement of the floors by rough sketches from which this house was developed, and she has included many nice features. A good cellar, containing a furnace, &c., is provided. Weather-boarding is used on the first story with shingles on the second story and roof. Neat interior finish of inexpensive woods are used. Size 32 x 42 feet over porches. Stories are 9 feet 6 inches and 8 feet 6 inches respectively. The price includes a furnace, plumbing, and all complete.

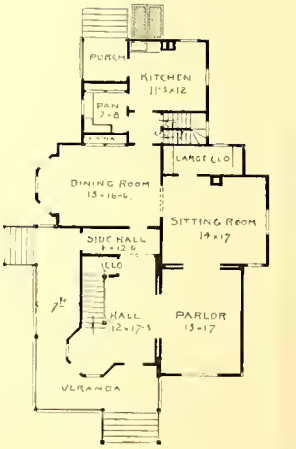
DESIGN No. 32. **RESIDENCE AT TOTTENVILLE, N. Y** *Geo. F. Barber & Co., Arcts.*

COST, $2,400 TO $2,600.

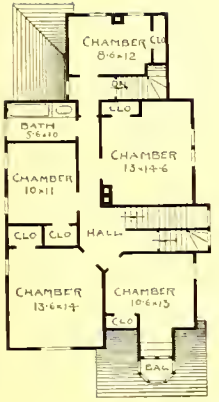
THE RESIDENCE shown herewith contains many commendable features in the arrangement of the plan. There is a cellar under kitchen and back stairs 7 feet deep. The stories are 10 feet and 9 feet 2 inches respectively, with the hall and parlor finished in hardwoods, the rest in paint work, which is not expensive, yet is very tasteful if smoothly done. Dimensions of the ground floor are 39 x 61 feet over porches. Especial attention is called to the large closet room provided. The roof is shingled, sides weather-boarded and sheathed with paper between, brick foundation; but these materials may be varied according to location.



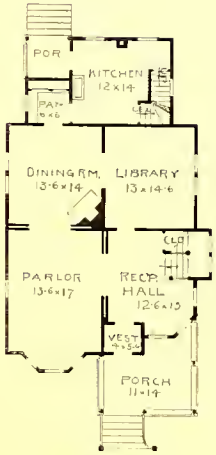
SECOND FLOOR PLAN



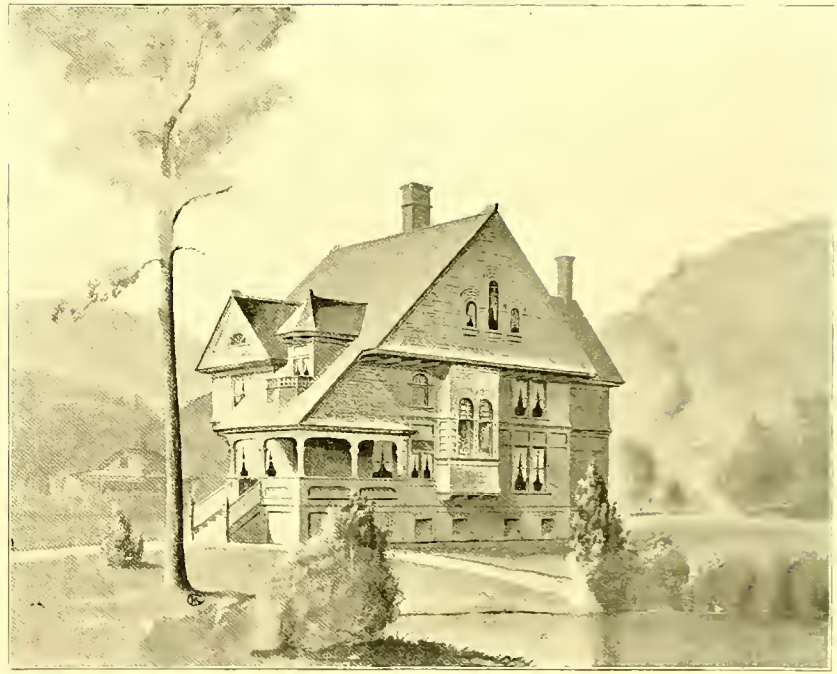
FIRST FLOOR PLAN.



SECOND FLOOR PLAN.



FIRST FLOOR PLAN.



DESIGN No. 33. **MODERN COTTAGE.** *Geo F. Barber & Co., Arcts.*

COST, $2,500 TO $2,700.

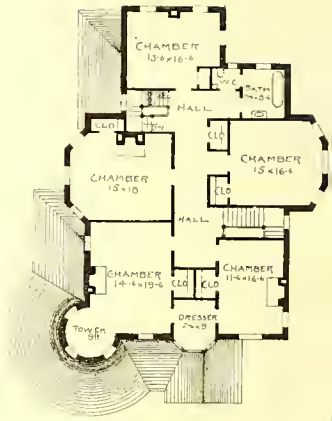
THIS is a very popular phase of colonial design, especially for houses of low cost. It is simple, both in plan and construction, thus getting a good house at low cost. Shingles are used for the second story and roof, weather-boarding for the first story—a very nice feature in the reception hall. Hardwood is used for hall and parlor finish, the rest in pine, stained or painted. Cream for body of outside painting is used with white trimmer, and with sash black the effect is beautiful. A small cellar is provided with a brick foundation. Furnace heat is used, with registers in all rooms. Width of frontage, 30 feet over all. Stories 9 feet and 8 feet 2 inches, respectively.

DESIGN No. 34 *Geo. F. Barber & Co., Arcts.*

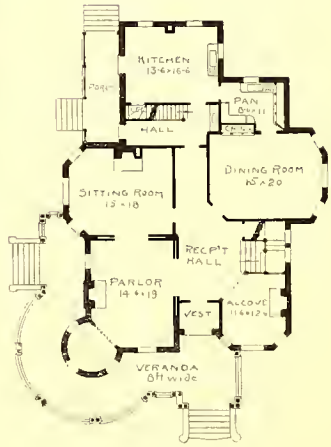
RESIDENCE OF HON. JNO. GILLIES, BRÆSIDE, CAN.

COST, $7,000 TO $7,500.

THE FRAME of this house was of 2x6 studding, sheathed and papered and veneered with brick, floors doubled, and every precaution taken to keep out the cold winds. Roof is shingled. Foundation stone, hollow walls. Cellar under entire house. Steam heat. Main part of first story finished in hardwoods. All interior material and finish is good. The stately tower, encircled by a broad, handsome veranda, is a special feature, giving the whole house a commanding appearance. For durability and good effect, stone is largely used in the construction of the veranda. Size—56 feet front by 72 feet deep. Stories are 10 feet 6 inches and 10 feet, respectively.



SECOND FLOOR PLAN.



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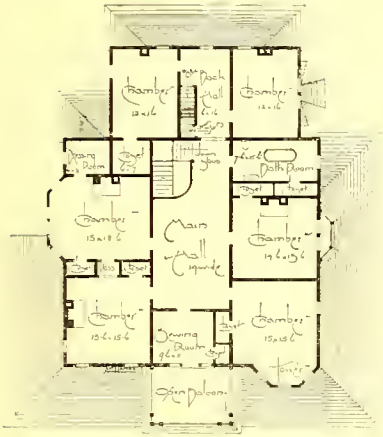

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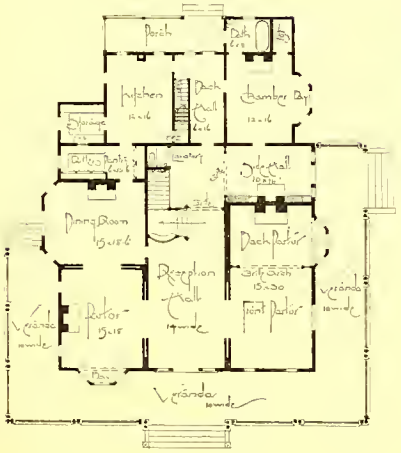


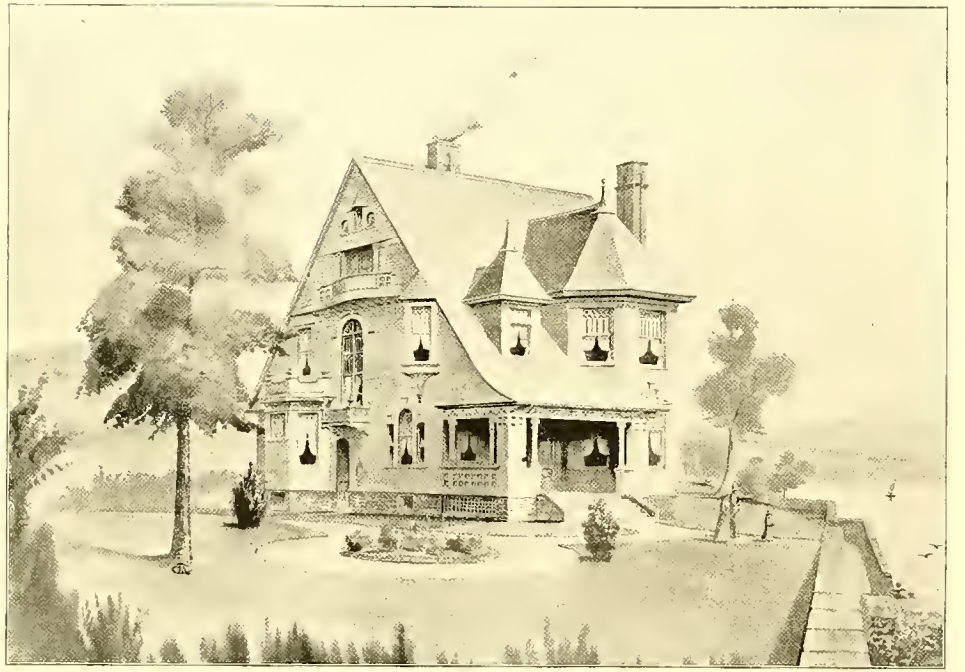
FIRST FLOOR PLAN.

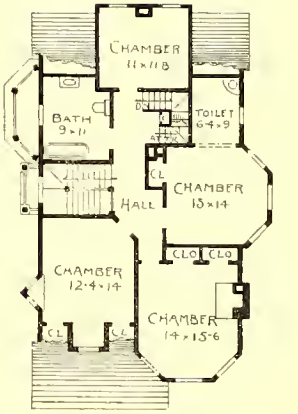
DESIGN No. 55

SUBURBAN OR COUNTRY COLONIAL HOME. *Geo. F. Barber & Co. Arch's*

COST, $6,800 TO $7,200.

A MORE complete home for a country or seaside place is hard to find. A wide, spacious hall and cool, airy rooms, with a 10-foot porch on three sides, makes a combination suggestive of ease and comfort. The double parlor is elegant, as are all double rooms. The second story has six pleasant rooms, besides bath, closets, and a large sewing-room. Everything is in first-class shape for a matchless Southern home. The cellar is located under the back part of house Brick foundation. Shingles are used on the second story and roof. Light colonial colors are used for the exterior painting, producing a lasting and beautiful effect. The width of frout is 67 feet over porches. Stories are 11 feet and 10 feet, respectively.





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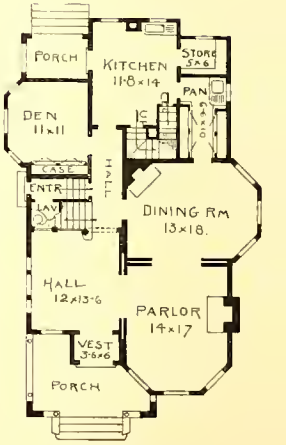


FIRST FLOOR PLAN.

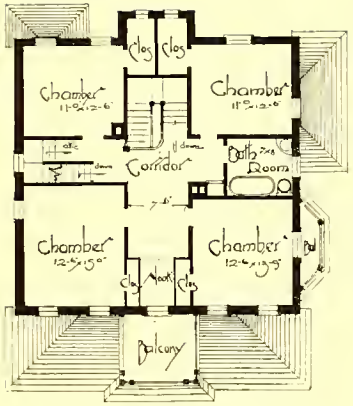
DESIGN No. 30

COLONIAL COTTAGE.

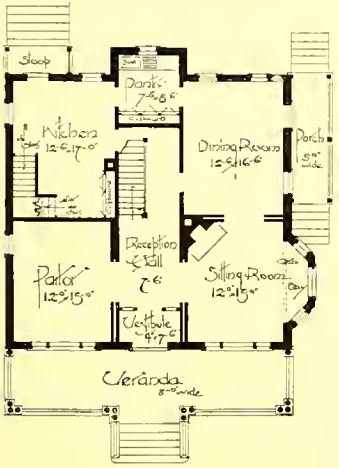
COST, $3,200 TO $3,500.

Geo. F. Barber & Co., Arcts.

A PICTURESQUE colonial home, with floor plans of many convenient features. The exterior is simple, avoiding all unnecessary expensive ornaments, relying upon beautiful lines for artistic effect. The den back of main hall may be employed as a small library or sewing-room, answering admirably for either. The interior is treated simply, only two rooms the parlor and hall, being in hardwood, the rest in native pine. Foundation is of stone. Good cellar under main part. Entire house from ground up, including roof, is shingled. The house can be built on a 40-foot lot. Width 36 feet, length 54 feet over porches. Stories 10 and 9 feet high.



SECOND FLOOR PLAN.



FIRST FLOOR PLAN.

DESIGN No. 37. *Geo. F. Barber & Co. Archts.*

RESIDENCE OF EDWIN BOWERS, ESQ., ALTOONA, PA.

COST, IN BRICK, $3,400 TO $3,600.

AN INEXPENSIVE colonial house, every feature being studied for good effect. Cellar under entire house with stone foundation. Steam heat is used. This house was erected in brick veneer at a cost of about $3,500 in plain finish for inside, and common good brick for exterior walls. The price can be varied of course, and when desired the plans can be prepared for a frame building without extra charge. Total width 40 feet 8 inches; the stories are 10 feet and 9 feet, cellar 7 feet.

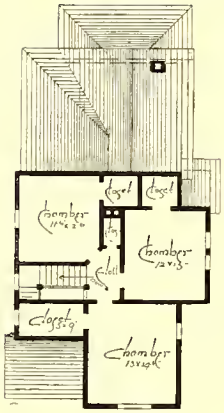
DESIGN No 38.

A MODEL COTTAGE.

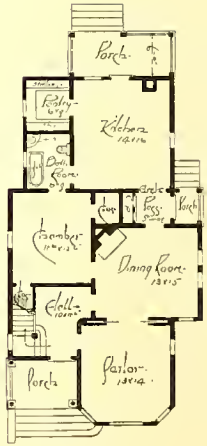
Geo. F Barber & Co., Arcts.

COST, IN FRAME, $1,200 TO $1,500.
COST, IN BRICK, $1,400 TO $1,600

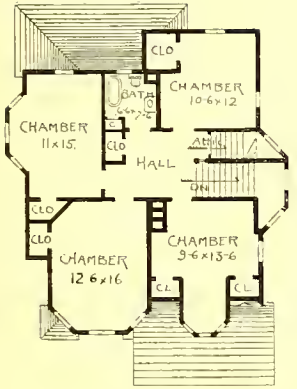
THIS LITTLE HOME, erected at Pottsville, Iowa, is a model home, one and one-half stories, cellar under entire house. Second story, gables and roof are shingled. Furnace heat was used. Paint work is used for the interior in all except parlor and dining-room, which has woodwork of varnished pine. Width, 28 feet 3 inches; length, 47 feet 3 inches over porches. Stories are 9 feet and 8 feet 6 inches. Foundation may be of stone or brick, as desired. This cottage can be worked nicely with either first story or both in brick veneer, but the best appearance is with only the first story so treated, shingling the second story.



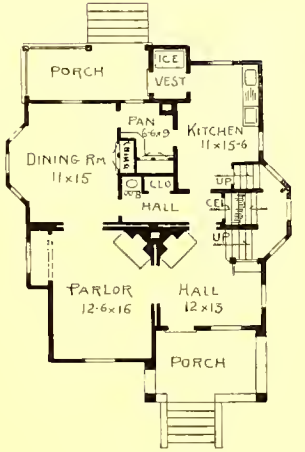
SECOND FLOOR PLAN.



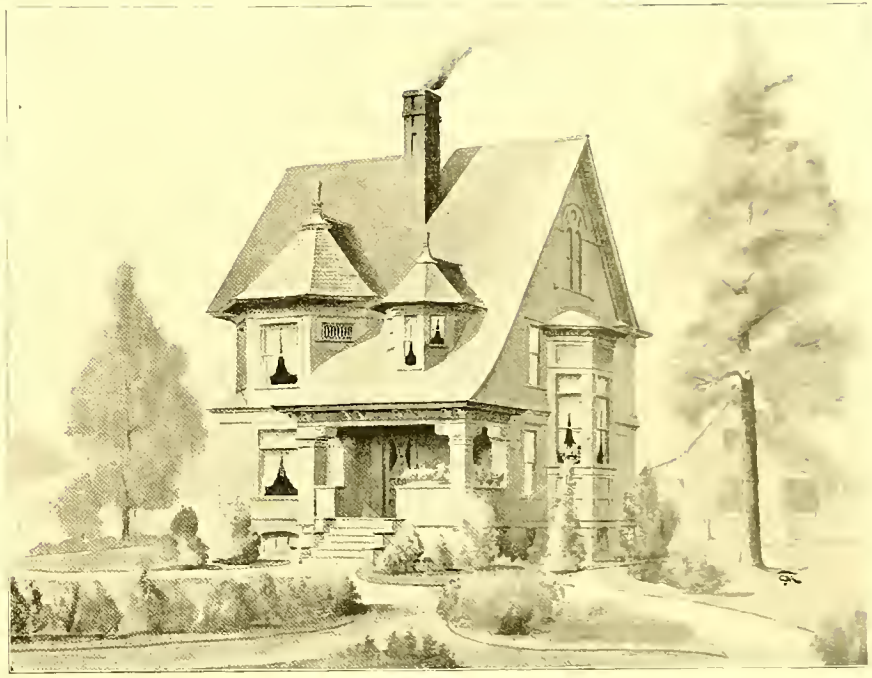
FIRST FLOOR PLAN.



SECOND FLOOR PLAN.



FIRST FLOOR PLAN.



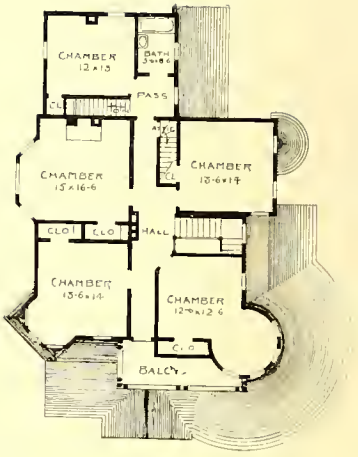
DESIGN No. 89. **RESIDENCE AT EAST GREENWICH, R. I.** *Geo. F. Barber & Co., Archts.*

COST, $2,300 TO $2,600.

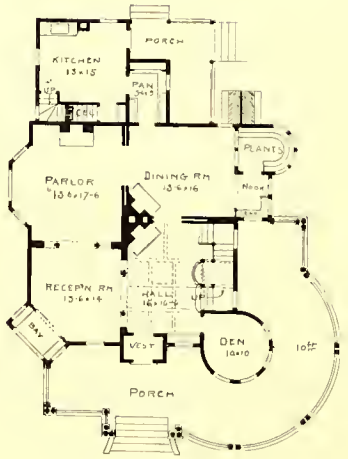
IT IS HARD to imagine a more cosy and compact home than this picture represents. The hall with its fire-place, the beautiful connection of the hall, parlor and dining-room, the combination stairs, the wash-bowl and coat closet in the rear hall, the pantry and kitchen arrangement, the rear vestibule for the ice-box, are all excellent features, more than are usually combined in so small a house. The second story is equally as well arranged. The first story is weather-boarded, the rest of the house, including the roof, is shingled. Natural Tennessee pine interior finish throughout. Cellar under all of the house. Stone foundation. Size—35 feet 6 inches by 44 feet 6 inches over porches. Stories are 9 feet and 8 feet 6 inches. Cellar, 7 feet. Steam heat.

DESIGN No. 40. **A NEW YORK CITY HOME.** *Geo. F. Barber & Co., Arcts.*

THIS artistic home is the residence of Mr. L. Terwilliger, New York City. Mr. Terwilliger, being a manufacturer of fine parquette floors and interior decorations, has had special designs prepared in his hall and other rooms for the elaborate use of these materials, the inside being largely finished in hardwood of choice kinds, and we are informed by the proprietor that the cost did not exceed $8,000. A large cellar, stone foundation, with second story and roof shingled. Fine attic, and all throughout being first-class. It will be seen that the plan has many novel and beautiful features, and many good rooms.



SECOND FLOOR PLAN.



FIRST FLOOR PLAN.

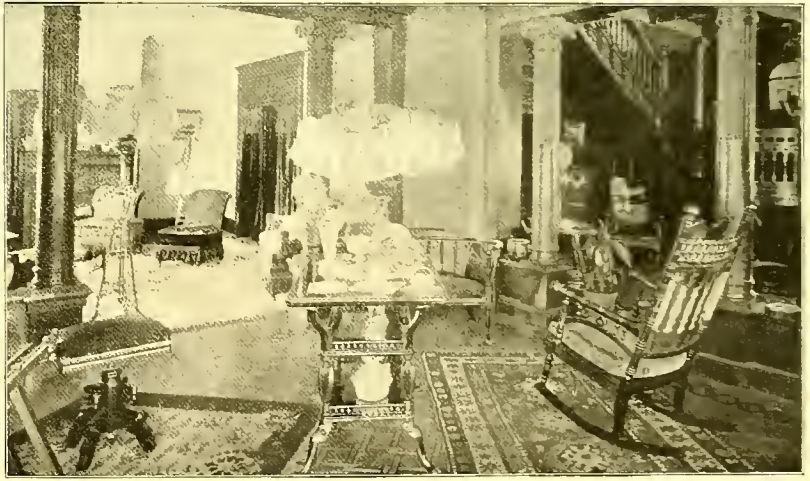
VIEW IN HALL.

THE above view is of the hall, showing the stairs, part of a brick fireplace, and a nice grille in the door opening between the hall and dining-room.

The wood is of quartered-oak, filled with an English green filler. Heavy Ionic columns are used in support of floor above.

VIEWS IN THE RESIDENCE OF MR. L. TERWILLIGER, NEW YORK.

IN THE lower cut we show parlor and hall from the reception-room, where beams and Ionic columns are used, separating the three rooms, the effect being rich indeed. In many cases we use column treatment—in others, light grille work is preferable. In this residence both have been used with rich effect.



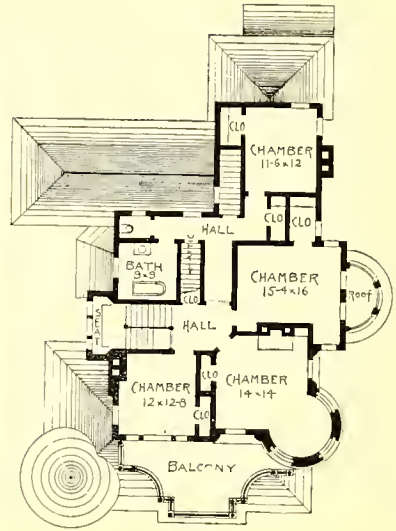
RECEPTION-ROOM AND PARLOR.

DESIGN No C. *Geo. F. Barber & Co., Arcts.*

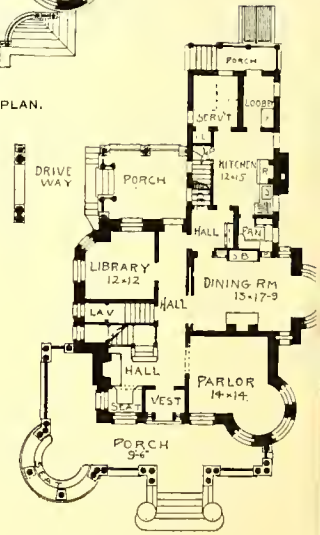
RESIDENCE AT CHICAGO, ILL.

COST, $11,000 TO $13,000.

THE above design calls for cobble-stone for the first story, with frame for the second—the frame part being covered with slate, as is also the roof. The basement is carried under the entire house 7 feet and all well finished up, one part containing a cold storage room for fruits and vegetables, a laundry with three tubs, servants' bath-room, a room for fuel and hot water heater. An elegant veranda spans the front and left sides, and a large carriage porch adorns the rear of the structure. In the dining-room opposite the grate the buffet and all the doors and windows, on either side, are built in one solid piece of oak finish, the ceiling of room is paneled in oak, and the same beautiful finish is carried throughout. The tower is carried up in stone to the frieze line, under a conical roof of splendid proportions. The same design could be carried out in most any scale or of any materials. The width of the front is 54 feet over the extremities of porches and bays. Stories, 10 feet 9 inches, and 9 feet 6 inches, respectively.

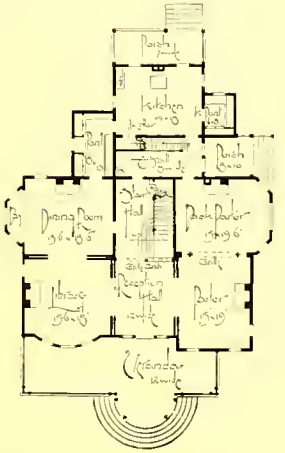


SECOND FLOOR PLAN.

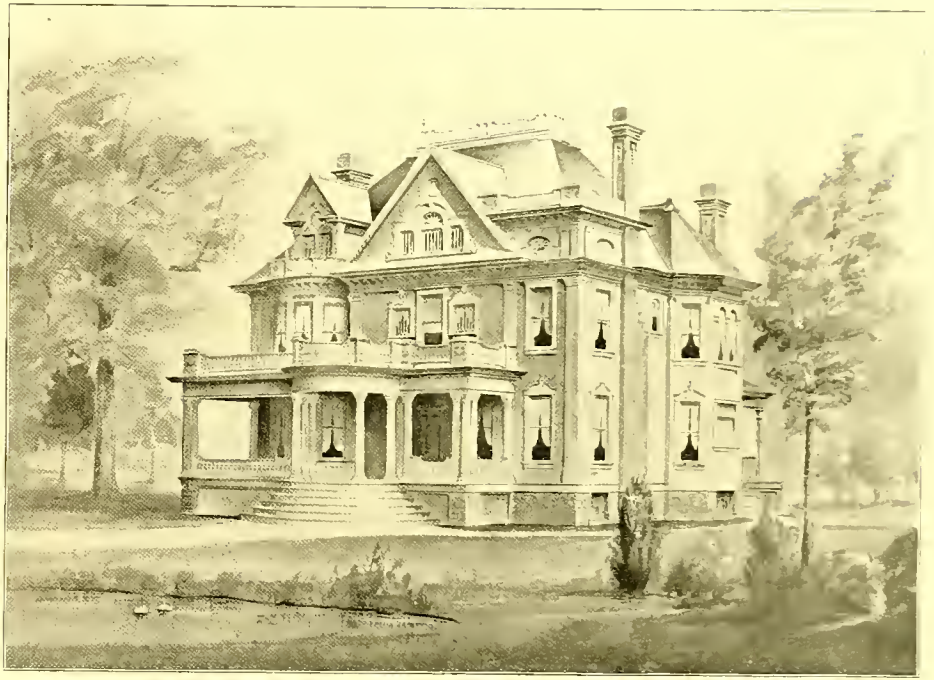


FIRST FLOOR PLAN.

SECOND FLOOR PLAN.



FIRST FLOOR PLAN.



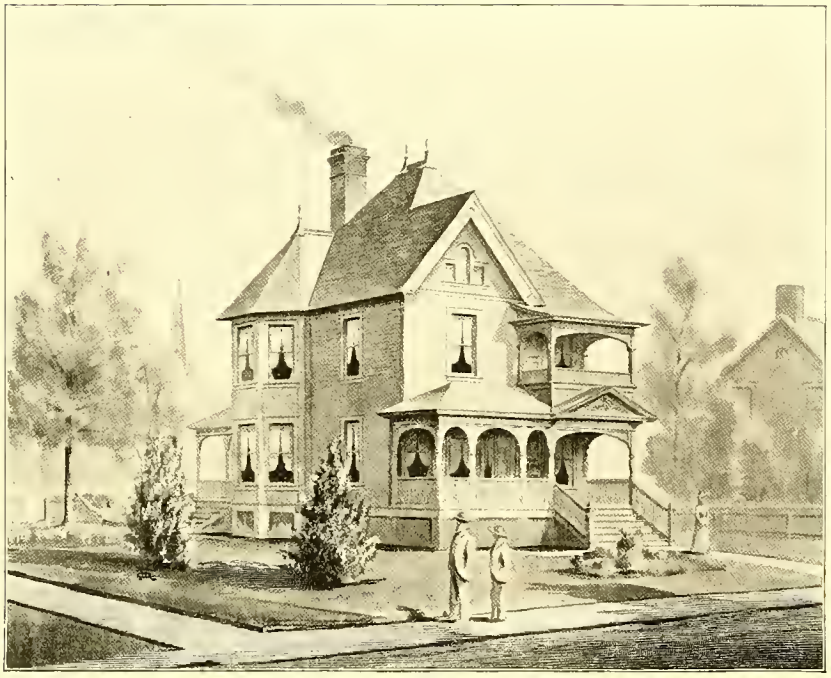
DESIGN No. 41.

SUBSTANTIAL COLONIAL HOME.

Geo. F. Barber & Co. Arcts.

COST, $5,600 TO $6,000.

A COLONIAL RESIDENCE, prepared for erection in New Orleans. The feature is the wide, central hall, with spacious rooms on either side, all thrown together, making almost one continuous room of the first floor. The second story is thrown into suites, with baths between. Weather-boarding is used for exterior walls, shingles for the roof. The exterior design presents many attractive colonial features, such as windows, doors, etc. The stories are 11 feet and 10 feet high, with handsome colonial interior designing for casing, stairs, etc. The mantels are placed for best effect. Cellar under kitchen and back hall. Width, 56 feet; length, 78 feet, over porches. Artistic beam and column treatment divides the double parlor.



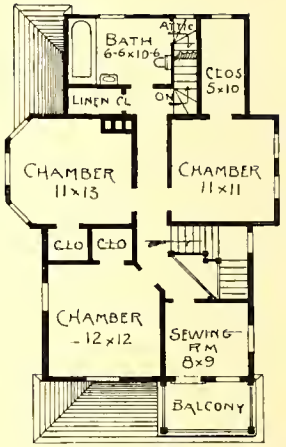
DESIGN No. 12.

KLONDIKE.

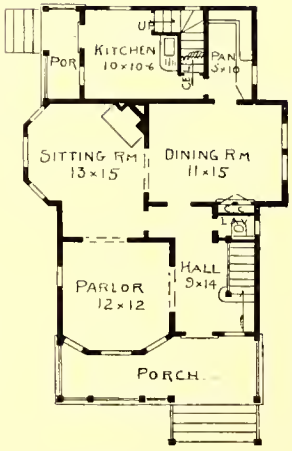
Geo. F. Barber & Co., Arcts.

COST, $2,300 TO $2,500.

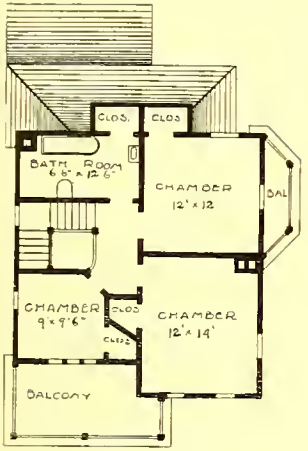
IN THIS DESIGN we present an 8-room house, arranged to be built at a moderate cost and have all necessary conveniences usually found in houses of much larger proportions and higher cost. There is a good cellar, with brick foundation. Roof shingled. Hall and parlor are finished in hardwood, the rest stained or painted, according to location of rooms. Large closets will be found throughout the second floor. A lavatory with a stationary bowl is located under the rear part of front stairs on the first floor. Wide openings without doors connect the various rooms and hall. Sliding doors would add about $25.00 additional for each opening. Width of front of house, 29 feet 6 inches. Stories 9 feet and 8 feet 6 inches.



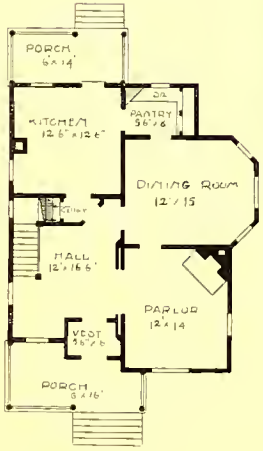
SECOND FLOOR PLAN.



FIRST FLOOR PLAN.



SECOND FLOOR PLAN.



FIRST FLOOR PLAN.

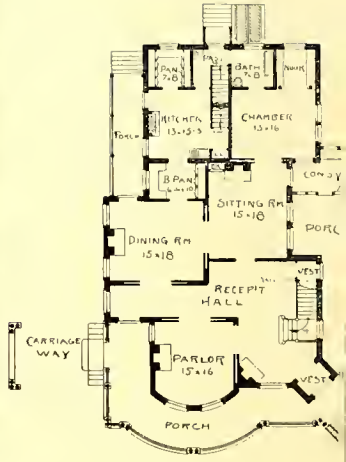
DESIGN No. 13.

A PLEASANT HOME.

COST, $1,500 TO $1,700.

Geo. F. Barber & Co., Archts.

THIS DESIGN was prepared to meet the requirements of those desiring an inexpensive house in the colonial style. Simplicity of design, with good proportion, are the ends sought. The plan is neatly arranged for six rooms, but by slight changes in rear, where bath-room is located, another room can be had. The cellarway is under front stairs, though back stairs can be had by enlarging the house a little for that purpose, the object being to get a good house for about $1,500. The foundation is of brick, with a small cellar. Roof shingled. Width of front, 29 feet. Stories 9 feet and 8 feet 2 inches, respectively.



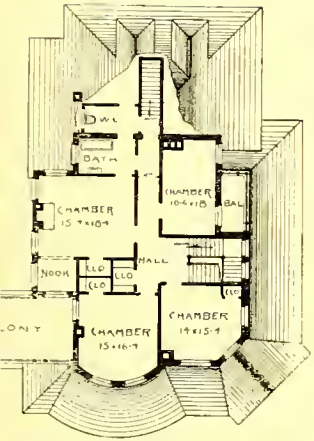
FIRST FLOOR PLAN.

DESIGN No. 44. FRONT VIEW. *Geo. F. Barber & Co., Arcts*

RESIDENCE OF L. L. JESTER, TYLER, TEXAS.

COST, $7,000.

THIS residence was prepared from sketches of floor plans which were furnished by the owner. The hall is large, to afford plenty of ventilation, at the same time is roomy and gives a good front and side entrance from the front porch, it being extensive enough to span nearly three sides of the house. By opening the windows a splendid breeze can be had through the dining and sitting-rooms. The chamber on the first floor has a large bath and closet. The conservatory is also a feature, conveniently entered from three points. The house being heated by hot water, it was thought best not to have many grates on the second floor.



SECOND FLOOR PLAN.

DESIGN No. 41. PERSPECTIVE VIEW. *Geo. F. Barber & Co., Arcts.*

RESIDENCE OF L. L. JESTER, TYLER, TEXAS.

THERE is a basement under all of the back part up to the sitting-room, the heater being under the chamber, and the coal-room under the bath and closet, with cellar under the kitchen, and is nicely arranged. The principal interior finish is hardwoods, all work tastefully designed. The structural material of the building is brick, the face-brick being pressed. The parapet is a good feature, and being capped with terra-cotta the finish becomes much more graceful than otherwise would be the case, the walls being protected thereby. The roof is covered with black slate, with galvanized iron finials and hip rolls. The gables are also slates around the windows. The same ideas could be carried out in frame construction or in stone, as desired. The width of front is 50 feet over porch. Stories, 11 feet 6 inches below and 10 feet 6 inches above, with good attic.

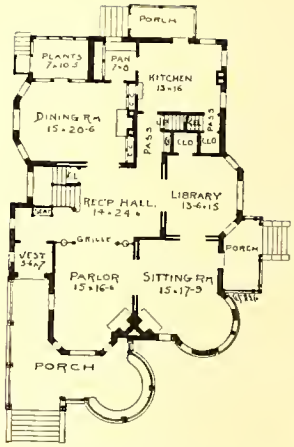
DESIGN No. 45.

SOUTHEAST VIEW.

Geo. F. Barber & Co., Arcts.

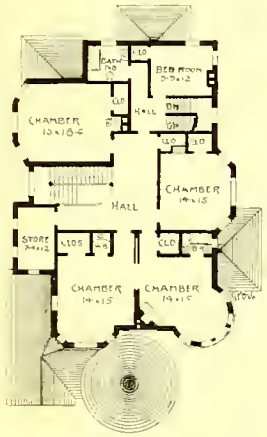
RESIDENCE OF C. R. JOY, KEOKUK, IOWA.

COST, $12,500.



FIRST FLOOR PLAN.

THE above design represents the new home of Mr. C. R. Joy, of Keokuk, Iowa. It represents an expenditure of some $12,500, in a combination of stone, brick and wood. A cellar is under the entire house. The foundation and first story are of rock-faced broken ashlar stones, buff in color; the second story in St. Louis white-coated brick, all being veneered on a wood frame, making the best possible house. The roof is slated —all glass, hardware and plumbing being of nicest and best quality of their respective kinds, and the workmanship throughout is of the best. The Haxton steam boiler is used for heating, with American Radiator Co's. radiators, Rococo pattern. Quarter-sawed oak floors are in all rooms except parlor and one room up-stairs. The library, sitting-room, parlor, reception hall, vestibule and two front chambers are embellished with best American plate glass, which adds beautifully to the finished appearance of any home. The tower glass is bent to proper radius. The ceiling of the hall is paneled in quartered-oak. Berry Brothers' varnish is used throughout.



SECOND FLOOR PLAN.

THE parties doing the interior decorating and furnishing of this house write us as follows:

"Replying to your favor of the 18th instant, we wish to say that the entire furnishing and decorating, including furniture made to order from special designs, also rugs and carpets, were included in our contract. This work has been handled in the colonial style throughout, using mostly mahogany furniture. The parlor is treated in a Louis XVI. colonial style, in apple-green. The carpet, draperies, laces, furniture and upholstering materials all were selected to harmonize with style of room in color and drawing. The sitting-room is more to the Louis XIV., in Rose Du Barry, treated with orieutal rugs on floor. The dining-room is a tapestry room in blue.

Yours, very truly,
HUNGATE & BOWMAN,
285 Erie St., Cleveland, Ohio."

DESIGN No. 45. NORTHEAST VIEW. *Geo. F. Barber & Co., Archts.*

RESIDENCE OF C. R. JOY.

(See Pages 52 and 53 for Interior Views of this House.)

VIEW OF GRILLE LOOKING FROM THE HALL INTO PARLOR.

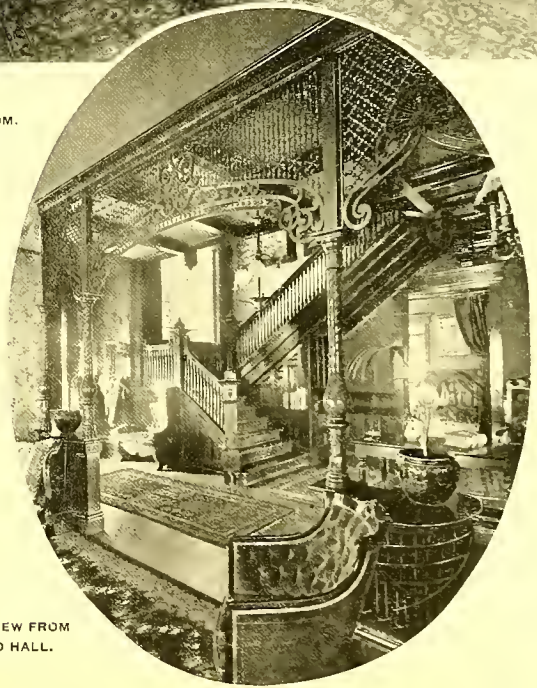
C. R. JOY'S RESIDENCE.

THE grille is of oak, patterned somewhat after the Moorish. On the paneled base at the two sides semi-circular corbles, beautifully carved, support a circular top for support of pot plants, statuary or the like. The grille spans the entire width of the parlor, as shown in the plan. The heavy beam and column treatment can be used in place of the grille, if preferred, using the Ionic style.

VIEW IN SITTING-ROOM.

VIEW IN DINING-ROOM.

OBLIQUE VIEW FROM HALL TO PARLOR.



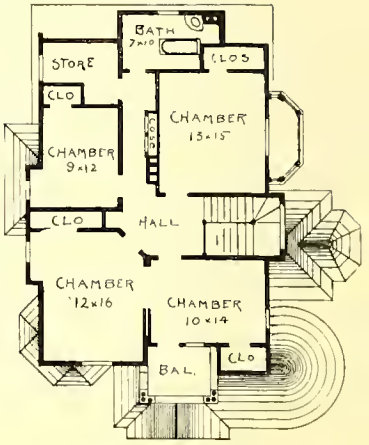
OBLIQUE VIEW FROM PARLOR TO HALL.

VIEWS IN RESIDENCE OF C. R. JOY, KEOKUK IOWA.

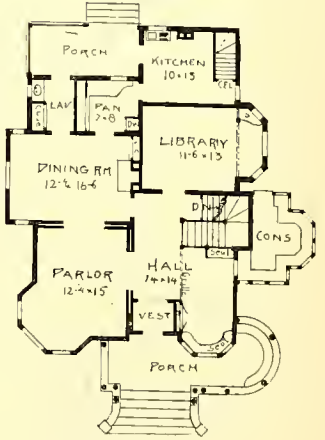
DESIGN No. 46. **A SOUTHERN HOME.** *Geo. F. Barber & Co., Arcts.*

COST, $4,000.

THIS house, though not so large, is elaborately finished in the choicest of hardwoods. The vestibule is in curly maple; hall in choice quartered white oak, the general features of which are shown on pages 55-6, an elegant book-case being built in near the bay; the grille is of oak, made by Geo. L. Thompson Co., of Chicago, and is very fine indeed. Under the stairs we descend to the conservatory, a view of which is had from the hall through the window. The parlor is in curly maple, white and polished, smooth as plate-glass. The dining-room is in curly birch, shaded to a rich cherry color and polished. The library is in quartered-sycamore. All the second floor is in natural Tennessee pine, a beautiful wood. A cellar is under the kitchen and library and contains a Furman steam boiler. The first floor is laid double with water-proof paper and a half inch air space between. The exterior walls are sheathed and papered and paper is laid on the roof under the slate. One indirect radiator is placed in the floor of the hall. This brings in a constant current of hot, fresh air from the outside. Weather-boarding and cypress shingles are used on the outside walls.



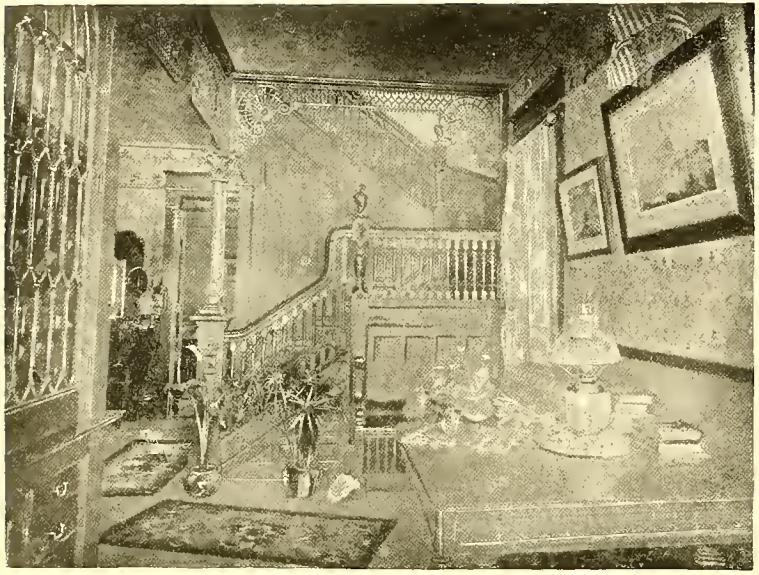
SECOND FLOOR PLAN.



FIRST FLOOR PLAN.

VIEW IN THE HALL OF DESIGN No. 46.

SHOWING quartered-oak stair-case and grille effect, as viewed from the parlor.



GLIMPSE OF THE HALL.

THE two interiors on this page and page 55 are views in the hall—one from the parlor, the other from a window in the nook. They show the effect of the grille work and the general arrangement of the stairs. The wood is quartered-oak, and such a stair treatment can be had in any house costing $4,000 or over. We have given nearly as neat treatment in halls in houses of much less cost. One of the secrets of successful designing of such work is to get proper proportion in delicate treatment. Usually it is too heavy. There is a good deal in the know-how, after all.

The complete finish of this hall cost about $500, including stairs, grilles and other finishes, in oak. It is simply beautiful.

THE CONSERVATORY.

THE conservatory attached to this house is built with a hollow brick wall up to the window sills; then this, on the inside, and the entire floor is cemented, so there is nothing below the shelves on which the plants sit to rot or burn. It is air-tight also. Attached to a wash-bowl in an out-of-the-way corner is a faucet, to which may be attached a piece of one-half inch hose, 10 feet long. With this every plant can be sprayed and washed, as if in a hard rain, or the shower may be as gentle as the falling of dew. All this without any trouble; on the other hand, it is ra mere pleasure, and one gets the more beautiful flowers and flashing foliage as a esult.

VIEW IN THE CONSERVATORY.

PORCH ON RESIDENCE OF E. E. MUMMERT,

GOSHEN, IND.

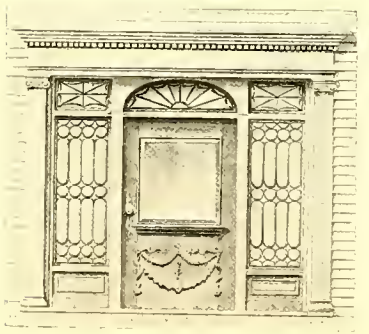
THE above porch was designed for the front of an old house and shows what may be done in this line, either for new or old work. Both examples on this page were constructed in the same way and are highly satisfactory. Mr. Mummert's porch is quite extensive in plan, and with the stone foundation and other material and labor, all of first-class character, cost about $500. The columns are of poplar, turned and bored and surmounted with neat Ionic caps. The roof is shingled.

THIS Ionic portico shown below was recently erected in Knoxville for R. P. Gettys, Esq., adding it to the old colonial structure built some fifty years ago. The house, not shown in cut, is large and roomy, the porch being in splendid proportion thereto. The columns are some 22 feet high in the main porch and the smaller ones about one-half that. Both porches were built at once, being in reality but one single structure. Size of the floor plan is 22x61 feet. The entire porch is painted white. The builder tells us that the structure, including foundation, cost about $1,700. To see the building as it stands in its imposing beauty one would think the house and all were built at the same time.

IONIC PORCH RECENTLY ADDED TO RESIDENCE OF R. P. GETTYS, ESQ.

KNOXVILLE, TENN.

DESIGN No. 47. *Geo. F. Barber & Co., Arcts.*

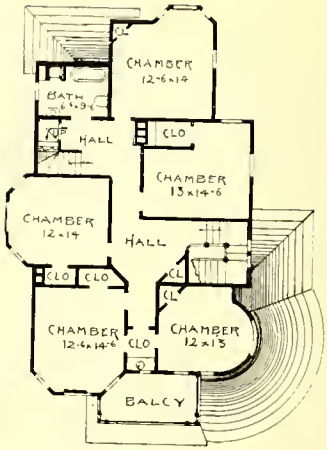


THE FRONT DOOR.

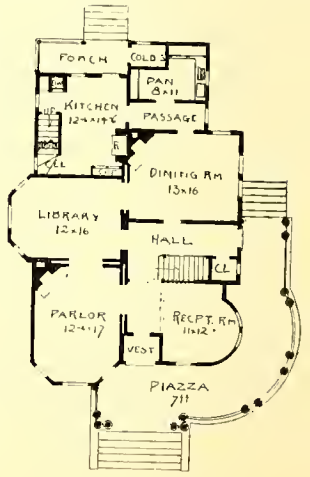
A MODERN HOME.

COST, $3,700 TO $3,900.

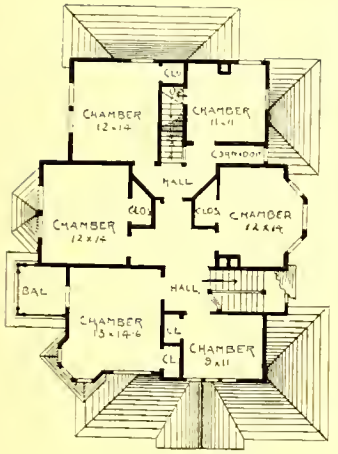
In the above design we have a handsome hall treatment, with connection with three principal rooms and a side entrance opening on to the porch, which extends around from the front. The lavatory, under front stairs, near side entrance, is a convenient feature. Five rooms and bath are shown on second floor. The style is modified colonial, with an exterior designed to present a handsomely broken outline. The plans call for a good cellar under the entire house, with stone foundation—furnace heat. Balance of the house is finished in good shape, with slate roof, best American glass, fine hardware and suitable plumbing fixtures throughout. Width of front is 42 feet over porch. Stories, 10 feet and 9 feet, respectively.



SECOND FLOOR PLAN.



FIRST FLOOR PLAN.



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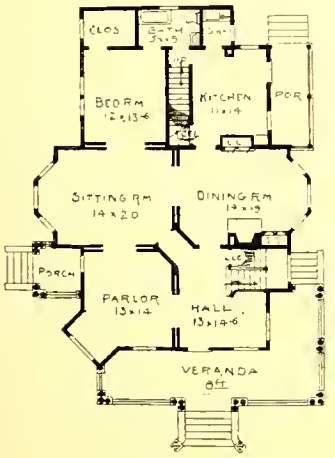


FIRST FLOOR PLAN.

DESIGN No. 48.

RESIDENCE OF M. T. GUNDERSON, KENYON, MINN.

COST $4,000.

Geo. F. Barber & Co., Arcts.

IN THIS beautiful Minnesota home the owner has many handsome features and much comfort, concerning which he writes us a splendid letter. There is a cellar under the entire house, with stone foundation. Furnace heat. With five rooms on the first floor, we can have one of them for a bed-room, and this requires a closet and bath-room, which we have provided in ample size—the bath being 5 feet 6 inches by 9 feet, and the closet 5 feet 6 inches by 7 feet 6 inches. The many porches give nice effect to both sides of the house, and a beautiful roof crowns the entire structure. The interior finish is mostly of hardwood, and with the three sets of sliding doors the entire first floor can be thrown into one grand apartment. Height of first story is 10 feet; second story, 9 feet 2 inches. Width of front, 43 feet over porches.

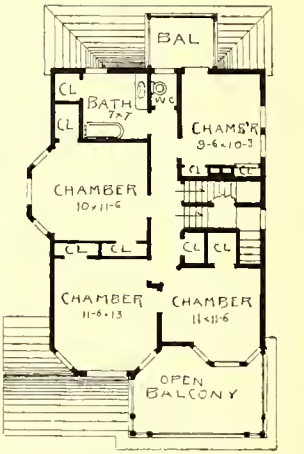
DESIGN No. 49.

HOUSE FOR NARROW LOT.

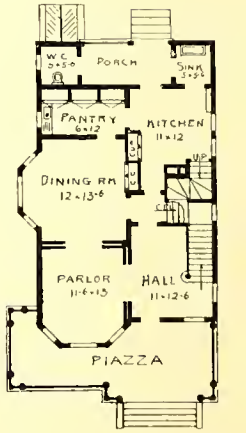
Geo. F. Barber & Co., Arcts

COST, $2,200 TO $2,400.

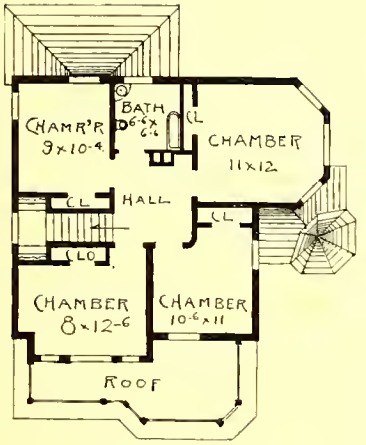
THIS convenient home in Colonial treatment is suitable for a wide or narrow lot. Combination stairs are employed with economical effect. The small back room can be used for either a sink room or for the refrigerator. Pantry and cupboard-room is especially abundant. With cellar under kitchen, stone foundation, shingled roof and good construction, this house can be built for the price named in most localities, but will vary from this in some States. Furnace heat is used, and good glass, plumbing and hardware are employed. Width, 27 feet; stories, 9 feet 6 inches, and 9 feet, respectively.



SECOND FLOOR PLAN.



FIRST FLOOR PLAN.



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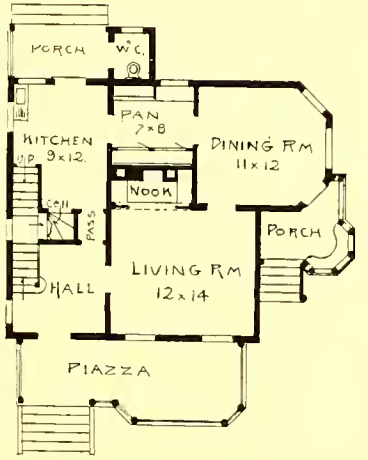


FIRST FLOOR PLAN.

DESIGN No. 50.

A SNUG LITTLE HOME.

Geo F. Barber & Co., Arcts.

COST, $1,500 TO $17,000.

THIS charming little home has a number of unique features both in plan of rooms and design and arrangement of porches. The neat little side porch gives access to the dining-room, besides the door from the living-room and from the kitchen; the ingle nook can be made a comfortable as well as a very artistic feature by a simple treatment in grille and seats. The house is to be heated by a furnace, but other methods can be provided if necessary. We have combination stairs, with back stairs cut off from kitchen by a door.

The style is Colonial and will be found highly artistic when built. Exterior material is all wood; no slate. Interior is of neat pine. Width, 31 feet. Stories, 9 feet and 8 feet 2 inches. Can be built in Knoxville for $1,200.

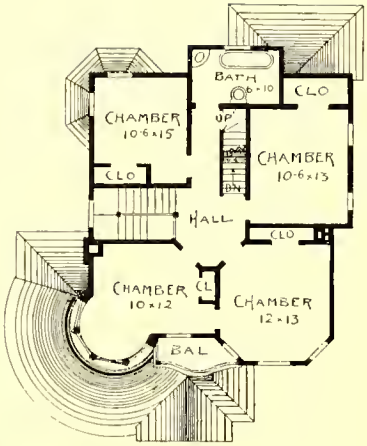
DESIGN No. 51.

MODERN COLONIAL.

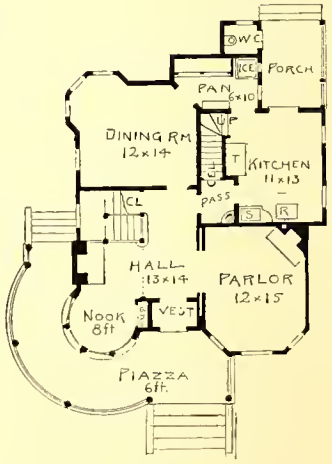
Geo. F. Barber & Co., Arcls.

COST, $2,500 TO $2,700.

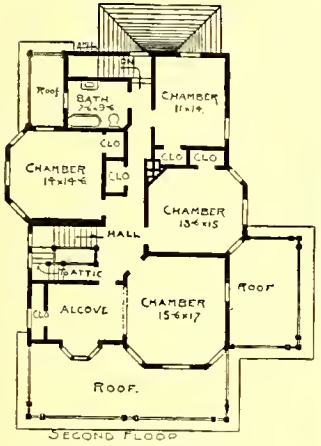
THIS house—Colonial in style—has many features of artistic merit not possible to show in the cut. The entrance hall is a charming reception-room, with its artistic staircase, handsome grille, wood mantel, circular bay with its upholstered seat, a convenient book case and the indispensable coat closet and neatly finished vestibule. Off the hall is a small wash-room, with entrance to cellar convenient both to hall and kitchen, and many other features will present themselves. The cellar is under kitchen only—stone foundation—roof and side walls above first story shingled. All other parts first-class throughout. Width over porches 37 feet. Stories, 9 feet 6 inches, and 9 feet. Cellar, 7 feet.



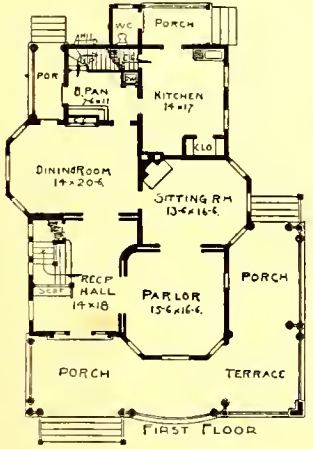
SECOND FLOOR PLAN.



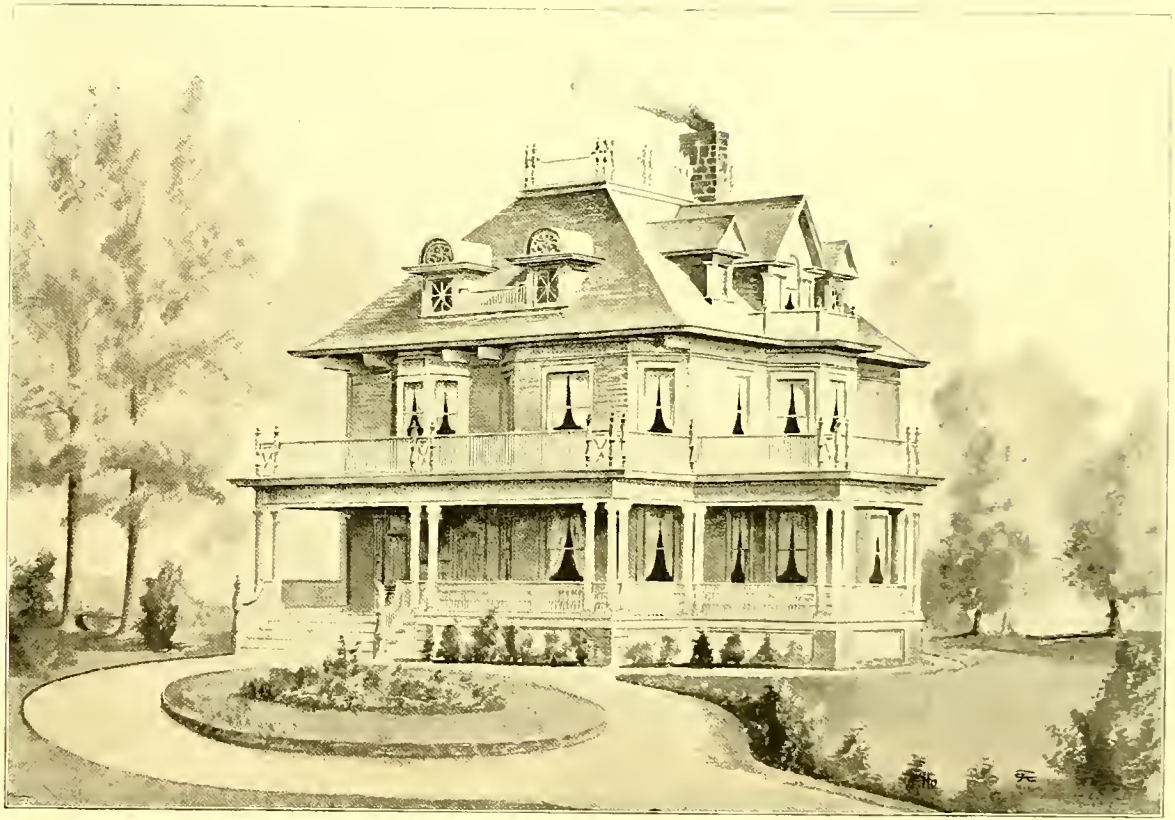
FIRST FLOOR PLAN.



SECOND FLOOR



FIRST FLOOR



DESIGN No. 52.

VALMAH T. PRICE'S RESIDENCE, ELKADER, IOWA

COST, $4,800.

Geo. F. Barber & Co., Arcts.

THE above is a frame colonial home of splendid proportions, is very compact and possesses many desirable features, such as folding doors, by which several rooms may be united. The rooms are all large and numerous. The veranda is a special feature, being large and handsomely designed. A good cellar is provided, and stone foundation, including stone for porch piers. The roof, which is simple in construction, is nicely studded with artistic dormers. The sitting-room bay extends up to the main cornice and is roofed in artistic shape. Hardwood is extensively used for interior finishing. Hardware, glass, plumbing, etc., are all good. Altogether it is a first-class home. The stories are 10 feet and 9 feet 2 inches. A Paragon furnace is the means of heating.

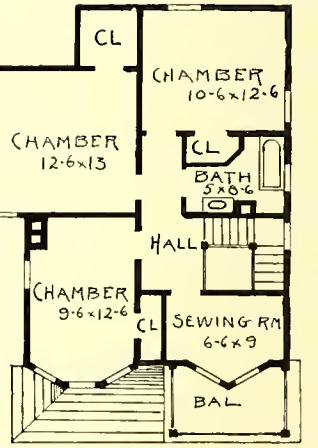
DESIGN No. 53.

TASTY AND CHEAP.

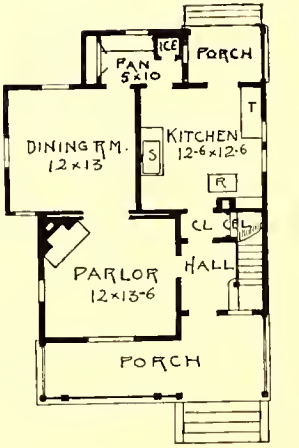
Geo. F. Barber & Co., Arcts.

COST, $1,500 TO $1,700.

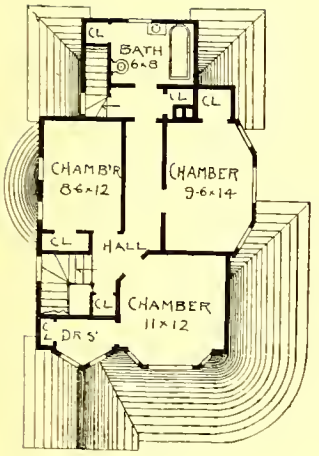
THE above Colonial cottage was designed for a handsome home at a moderate cost. Seven rooms are provided, with many conveniences. A small cellar is provided under the hall and kitchen, with brick foundation walls. The exterior walls are weatherboarded all the way up; the roof shingled. Everything is included in the estimate for a turn key job, with satisfactory materials all through. The interior trimming, of course, must be simple and plain, but is nicely finished. A back staircase could be had by running up from the kitchen to the landing of the front stairs. A small ice-door opens from the back porch to the ice box in the pantry. Width of house is 25 feet 6 inches. Stories, 9 feet 6 inches, and 9 feet, respectively.



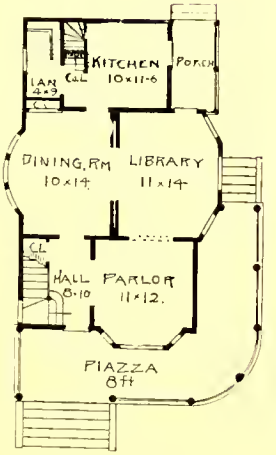
SECOND FLOOR PLAN



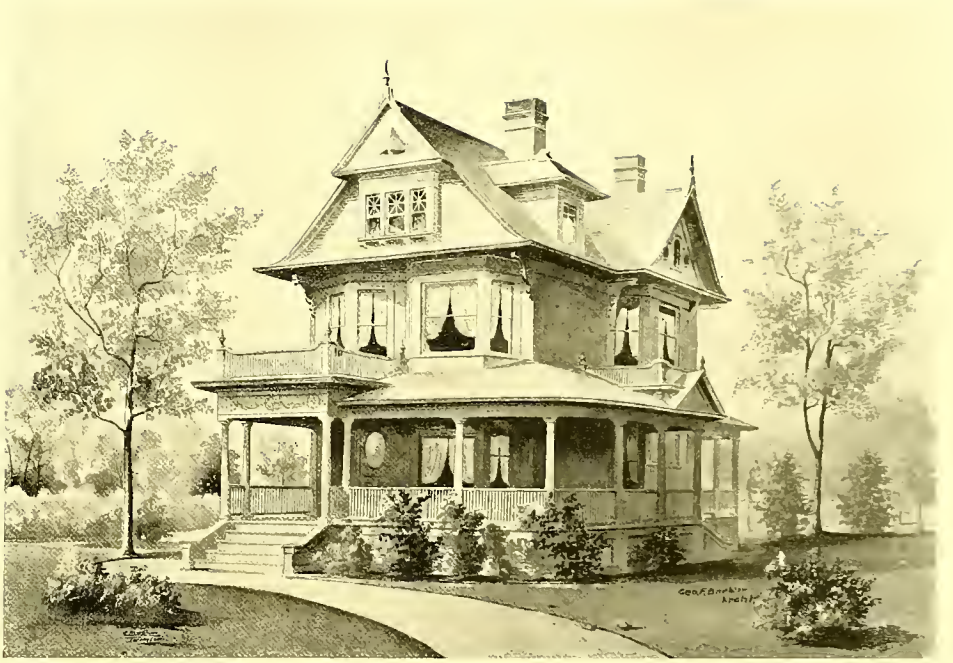
FIRST FLOOR PLAN.



SECOND FLOOR PLAN



FIRST FLOOR PAN.



DESIGN 64. **A SUBURBAN BEAUTY.** *Geo. F. Barber & Co., Arcts.*

COST, $1,800 TO $2,000.

THIS artistic home was designed for erection in a Northern city, hence its construction is such as to stand against winter storms of the most rigid climate. One will see in this a happy combination of rooms, a large and commodious piazza, and an air of unusual taste in the exterior design. This is a house that can be enlarged to almost any dimensions and preserve the exterior features. Back and front stairs are provided. A small cellar is under the kitchen and one other room. The hall and parlor are in oak finish; the rest of entire house is in pine, stained or natural. The entire width of house is 29 feet 6 inches. Stories are 9 feet, and 8 feet 2 inches, respectively.

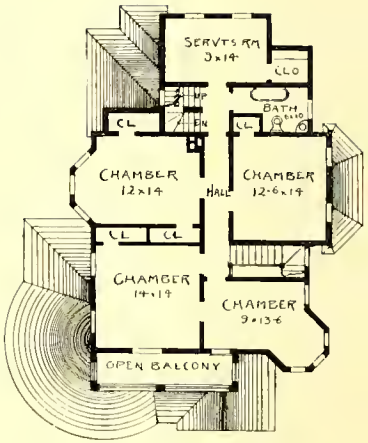
DESIGN No. 55.

RESIDENCE AT DARTSMOUTH, N. H.

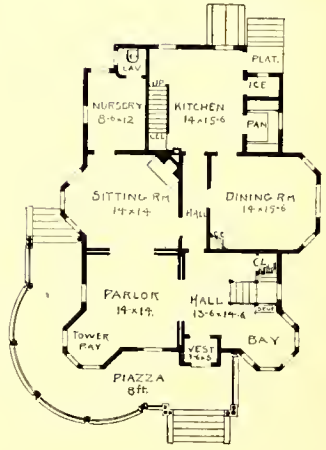
Geo. F. Barber & Co., Archs.

COST, $5,000.

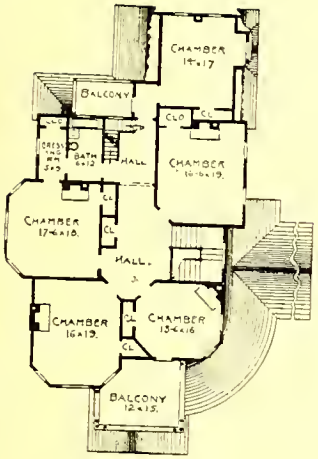
THE above design is the home of one of Dartsmouth's most eminent physicians. It is an elegant colonial house for so low a price. The hall and parlor are nice rooms, and in connection with the sitting-room the combination is handsome. A narrow hall extends from the front hall to the kitchen, a very desirable feature with many housekeepers. A cellar under the entire house is divided by brick walls into various rooms—one for furnace and fuel, another for laundry, and one for vegetables. The laundry contains three tubs. Stone is used for foundation walls; otherwise the house is of frame, with second-story, gables and roof shingled. The interior is finished mostly in hardwoods, and everything throughout is first-class. Width of front is 45 feet 7 inches over porches. Stories are 10 feet and 9 feet 2 inches, with a good attic, finished.



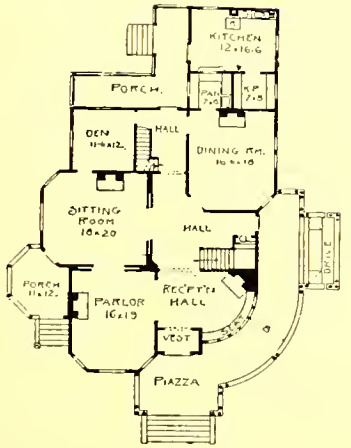
SECOND FLOOR PLAN.



FIRST FLOOR PLAN.



SECOND FLOOR PLAN.



FIRST FLOOR PLAN.

DESIGN No. 56.

MODEL SOUTHERN HOME.

COST, $5,800 TO $8,200.

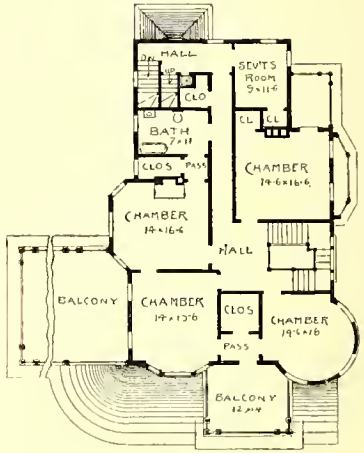
Geo F Barber & Co., Arcts.

IN THE above illustration we have a home of many attractive features, both for the interior and exterior. The splendid veranda extends around from the front entrance to the side, where a convenient entrance is had to the hall opposite the porte-cochere. The large front hall in its unique arrangement must commend itself to all. The large front balcony and the open tower, third-story, are features that give elegant effect and outlook for many localities. The interior is treated for convenience and spacious rooms. The finish for the first floor is in hardwoods and natural pine for above rooms. A good cellar and furnace heat, besides grates. Height of stories, 11 feet and 10 feet 6 inches, respectively. Width of front, 57 feet.

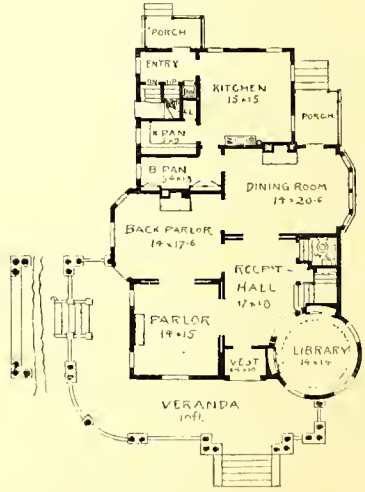
DESIGN No. 57. **RESIDENCE OF MILO SMITH, ESQ., TROY, N. Y.** *Geo. F. Barber & Co., Arcts.*

COST, $12,000.

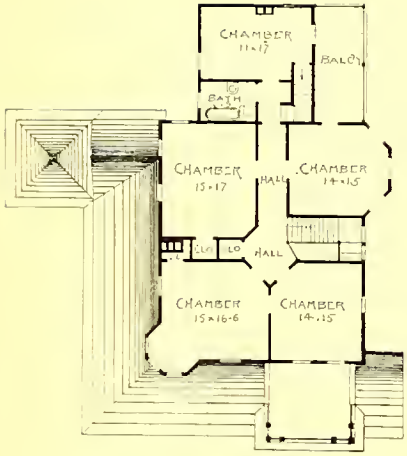
THE above house was recently erected from our plans at Troy, N. Y.; is of colonial style and has many desirable features, both in plans and exterior design. The cut does not show many of its beautiful details. The interior is also of an elaborate character, the beam and column treatment being carried out in many places. All interior trims are of choice hardwoods highly finished. Parquette floors, paneled ceiling and wainscotings are extensively used with rich effect, all in the prevailing style, colonial. A beautiful feature of the library are the two curved book-cases built in on either side of the entrance. Slate roof, hot water heat, stone foundation, cellar under entire house. First-class in every respect. Width 49 feet, exclusive of carriage porch. Stories, 10 feet and 9 feet 6 inches, respectively.



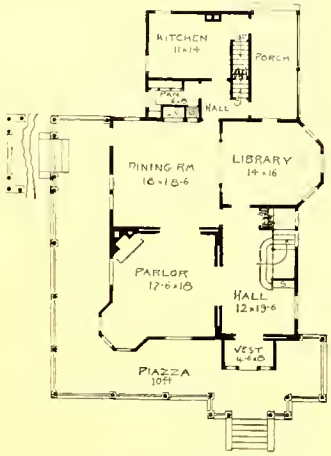
SECOND FLOOR PLAN.



FIRST FLOOR PLAN.



SECOND FLOOR PLAN.



FIRST FLOOR PLAN.

DESIGN No. 58. RESIDENCE IN IOWA. *Geo. F. Barber & Co., Arcts.*

OWNER'S STATEMENT OF COST, $6,500.

THE above is the residence of Webb Hultz, Esq., at Chariton, Iowa; is a frame structure, with best construction for a cold climate. Shingled roof. The cellar is under all up to the parlor, with foundation of 18-inch stone to top of ground and 9 inch brick above the grade line; two tubs in the laundry; furnace under dining-room. The first story interior is in hardwood finish; kitchen and second story pine. Beam and column treatment is artistically arranged between the library and dining-room. Interior finish is Ohio white oak. Suitable hardware, plumbing and glass have been used to make this a home suitable for a most fastidious owner. Width of house, exclusive of porte-cochere, is 46 feet. Stories, 10 feet and 9 feet 2 inches, respectively.

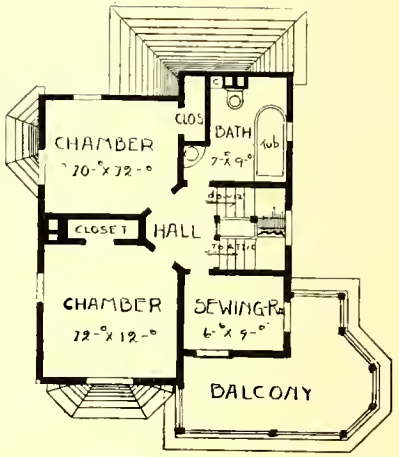
DESIGN No. 59.

COLONIAL COTTAGE.

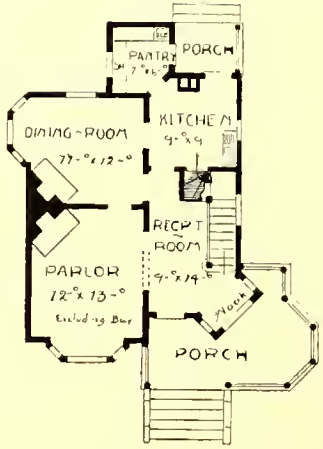
COST, $1,200 TO $1,400.

Geo. F. Barber & Co., Arcts.

THE above is a neat little five-room colonial cottage. Will make a much better looking home than the cut shows. Simplicity of treatment is carried throughout to save cost. The front porch is artistic in plan as well as in design, covering and protecting the hall bay. The kitchen, though small, is provided with a large pantry. If one desires more economy in the building of a home, the fire-places could be omitted and stoves used; this would save perhaps $150. A small cellar is provided; brick foundation. All interior finish is simple—natural pine below and paint work above. Width over all, except porch, 27 feet. First story, 9 feet; second story, 8 feet 2 inches.



SECOND FLOOR PLAN.



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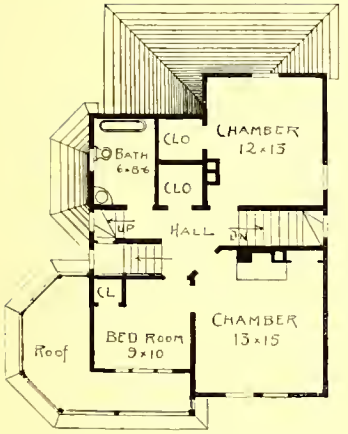

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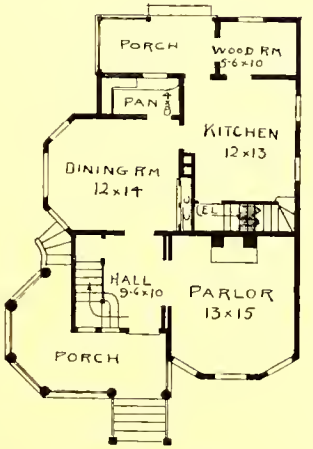
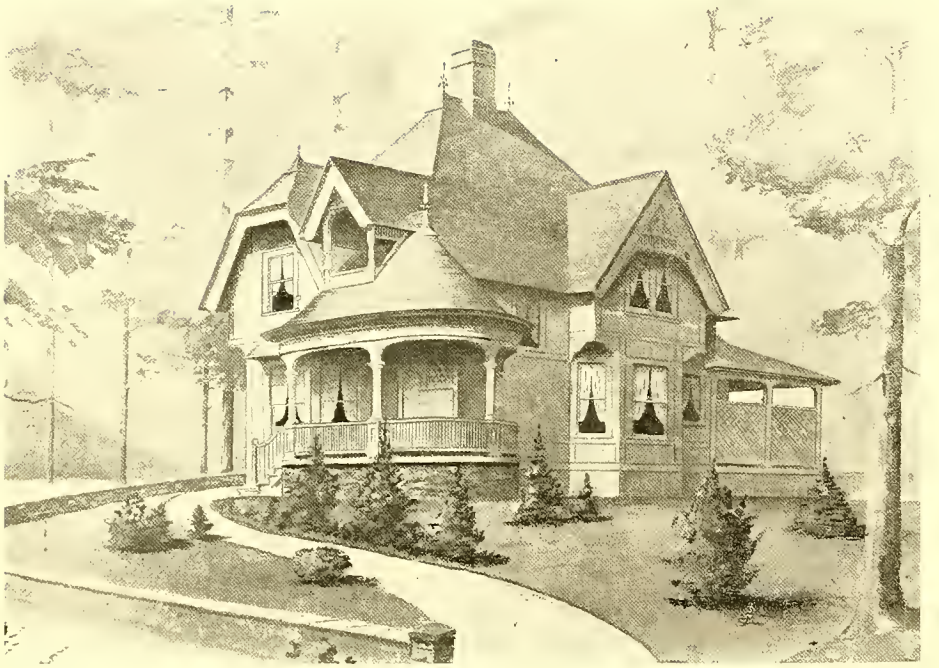


FIRST FLOOR PLAN.

DESIGN No. 60. **A NEAT COLONIAL COTTAGE.** *Geo. F. Barber & Co., Arch'ts*

COST, $2,000 TO $2,200.

IN THIS we have another colonial cottage possessing many beautiful details not shown in the cut. The plan shows many good features. The cellar, under the kitchen, is large enough to contain a furnace and many other articles. Hall and parlor are trimmed in oak; all other rooms in pine. The second story and roof are shingled; balance sided over sheathing and paper. Foundation is of stone. All the trimmings are first-class throughout and the proportions will be found excellent. Height of stories, 9 feet 6 inches and 9 feet, respectively. Cellar, 7 feet.

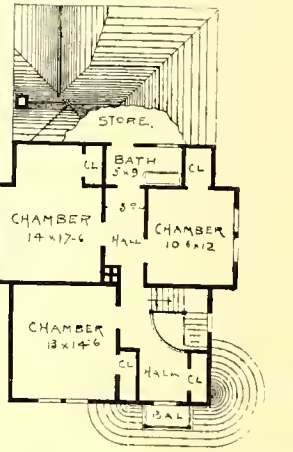


DESIGN No. 61. *Geo. F. Barber & Co., Arcts.*

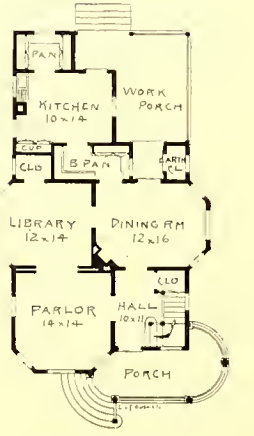
COTTAGE AT CLARA, O. T.

COST, $1,500 TO $1,700.

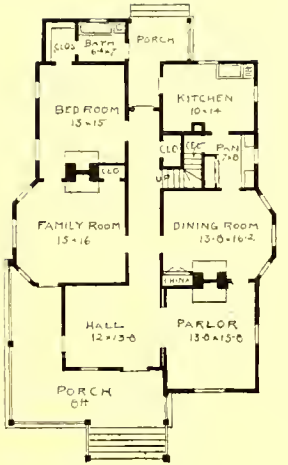
THE above cottage was recently erected at Clara, O. T., and has many artistic as well as convenient features. The porch especially is nice, is plain and is very neat and original in design. There is no cellar provided for, but one may be had at a very slight additional cost. The foundation is of brick; the roof and gables are shingled; the rest is sheathed, papered and weatherboarded. The interior is mostly paint work, except the hall and three principal rooms, which are finished in natural pine. The general design will commend it for almost any locality. Width of front is 32 feet, exclusive of porch extensions. Stories are 9 feet 6 inches, and 8 feet, respectively.



SECOND FLOOR PLAN



FIRST FLOOR PLAN.



FLOOR PLAN.

DESIGN No 62. *Geo. F. Barber & Co., Arcts.*

RESIDENCE OF MRS. J. W. TAYLOR, KNOXVILLE, TENN.

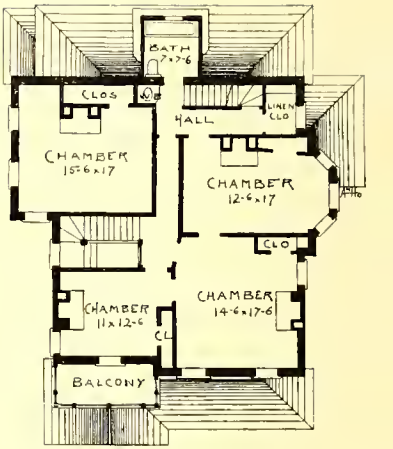
COST, $1,400.

THIS neat cottage was recently erected in Knoxville for $1,400, including mantels and grates complete, plumbing and sewer connections, two rooms finished in attic. There is no basement, but a substantial brick foundation. Handsome windows, and all of first floor finished in natural pine. No paint work of any kind. The roof is shingled, as also the gables. The exterior painting is of light cream with dark buff trimmings. A beautiful building to look at, indeed, and of especial convenience. Width of front, 35 feet. Story, 10 feet high.

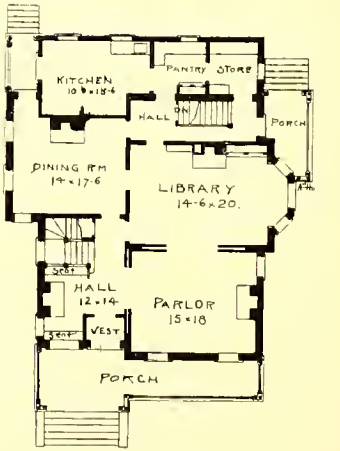
DESIGN No. 63. **HOME OF JUDGE W. M. ATKINSON, WINCHESTER, VA.** *Geo. F. Barber & Co., Arcts*

COST, $5,500.

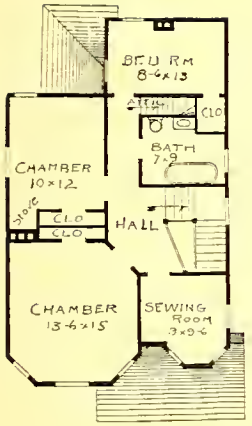
THE entire building is constructed of local brick, nicely laid up. The roof is of slate, with galvanized iron trimmings and flashings. The exterior effect is simple and plain, but very attractive. A good feature is the arrangement of the front and rear halls, affording entrance ways from artistic porches, both of which are designed in plain, substantial style. The principal rooms are of excellent size and nicely thrown together. The interior finish is of good material, the three main rooms and front hall being in hardwoods. Everything has been carefully studied for comfort and convenience, and the best of materials and fixtures are used throughout.



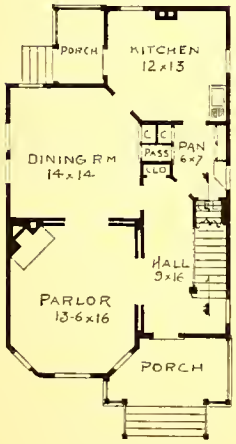
SECOND FLOOR PLAN.



FIRST FLOOR PLAN.



SECOND FLOOR PLAN.



FIRST FLOOR PLAN.

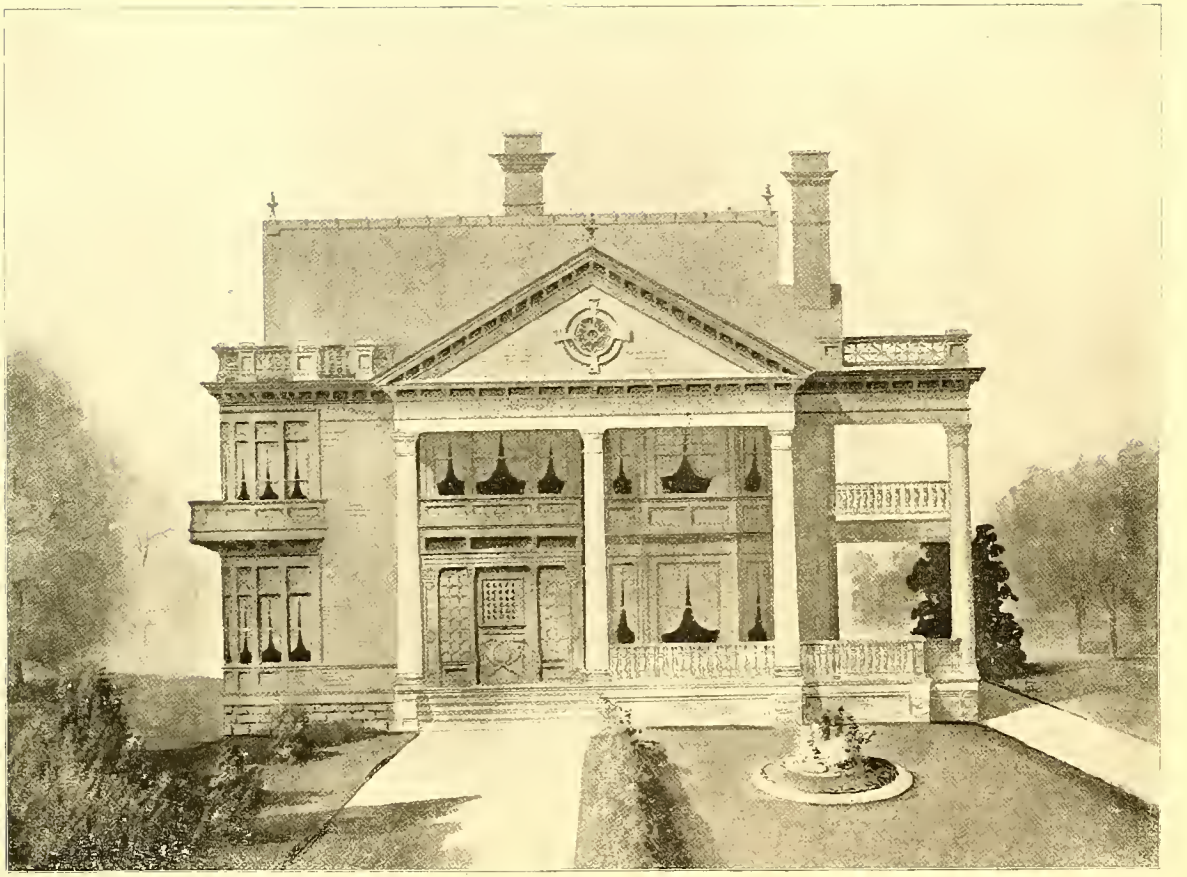
DESIGN No. 64.

A SIX-ROOM HOUSE.

COST, $1,500 TO $1,700.

Geo. F. Barber & Co., Arcts

THIS neat little home is quite suitable for a lot of wide or narrow dimensions; has a pleasing front and a plan of excellent arrangement, every nook and corner being utilized. The pantry is so arranged that the servant can reach the front door through that way without having to go through other rooms. The cellar is also reached from the same room. In this way one can get to the cellar from the front hall without going into the kitchen. There is a small cellar; stone foundation; shingled roof gables and side walls; lower story sided; all sheathed and papered. Interior finish is simple, but neat, of natural pine for hall and main rooms. Width of front, 25 feet 6 inches. Stories, 9 feet and 8 feet 2 inches.



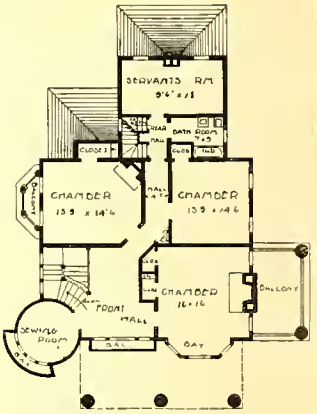
DESIGN No. 65.

A WISCONSIN HOME.

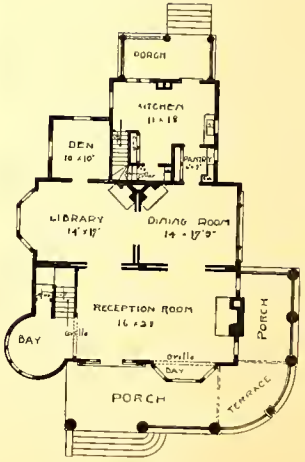
COST, $4,000.

Geo. F. Barber & Co., Arcts

A HOME in the old-time colonial style—a style that can be applied to almost any plan which will admit of the large stately columns and wide, heavy gables. The plan has a large hall occupying the entire front, combining nicely with other rooms by a series of sliding doors. The cellar is under the entire house, with a low foundation of stone. The first story is finished in hardwood, with an elegant colonial arched grille, screening the stairs. The fire-place is 7 feet broad, all in brick. The front door is a handsome affair in clear rodded glass. Sides of exterior of house are sided-roof shingled. Good glass, hardware and plumbing are used. Width of front, 52 feet over all. Stories, 10 feet and 9 feet 2 inches.



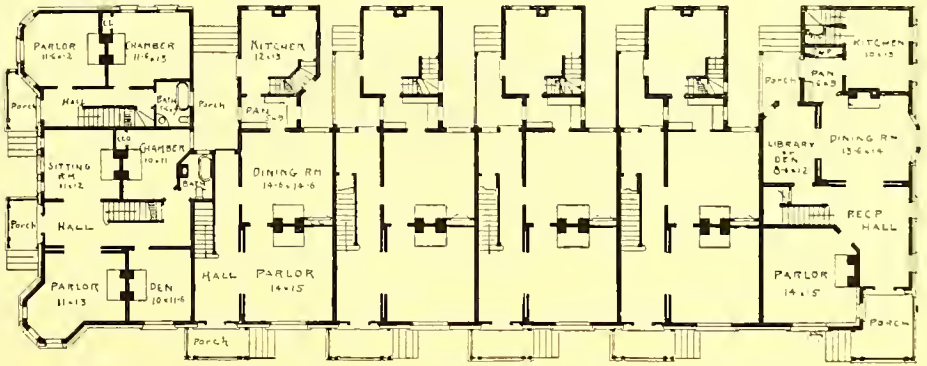
SECOND FLOOR PLAN.



FIRST FLOOR PLAN.

THIS block of tenements contains a number of living apartments, which have been so planned as to be changed or shifted to suit many different requirements. Brick and slate are the materials for the exterior, though wood may be used. Entire length, 145 feet. Further particulars on application.

DESIGN No. 66. **A BLOCK OF TENEMENTS** *Geo. F. Barber & Co., Archts.*

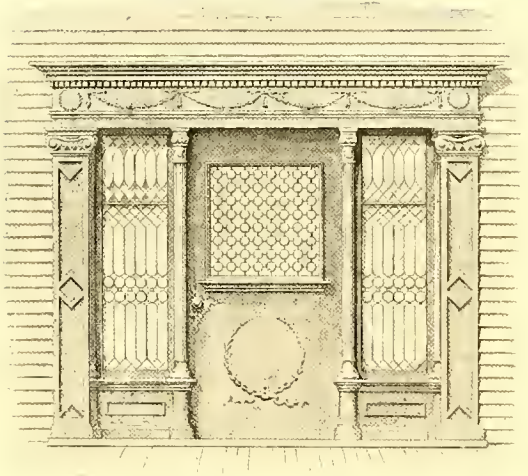


The Colonial.

IN ORDER that colonial architecture may be appreciated and that its best features may be brought into use, it must be properly handled. In designing it must pass through the hands of those whose minds can grasp its true features—features that if properly handled will produce results of the most beautiful measures.

This handsome style has suffered immeasurably at the hands of those who know scarcely anything of architecture. To call into use even the word "Colonial," with many a lady client, has brought forth an exclamation of horror: "I have seen so many of those horrible houses!" This prejudice must be overcome by presenting the style in its many and varied beautiful forms and features, which it possesses.

COLONIAL FRONT DOOR, SHOWING BEVELED PLATE GLASS.



COLONIAL FRONT DOOR, SHOWING PLAIN GLASS WITH METAL BARS. BEVELED PLATE MAY BE USED.

The birth of Colonial architecture (descending from a very ancient ancestry) was at a time when necessity was the only requirement. It, however, contained the germ of many beautiful treasures, and with the lapse of time, the accumulation of wealth, and the craze for old things, the by-gone style was again called into use, and happily its many latent features of elegance were brought to light; and to-day we have some most elegant developments of this style, and, as we have said, many that are poor. While we are enriching along the old types and on the original arragement of floor plans, we find ourselves introdncing new features and combining new forms of outline with old types of ornament. In the original, the arrangement of floor plans were practically set features, viz., the central hall with rooms arranged on either side, while to-day we clothe any desired floor plan in the true colonial garb.

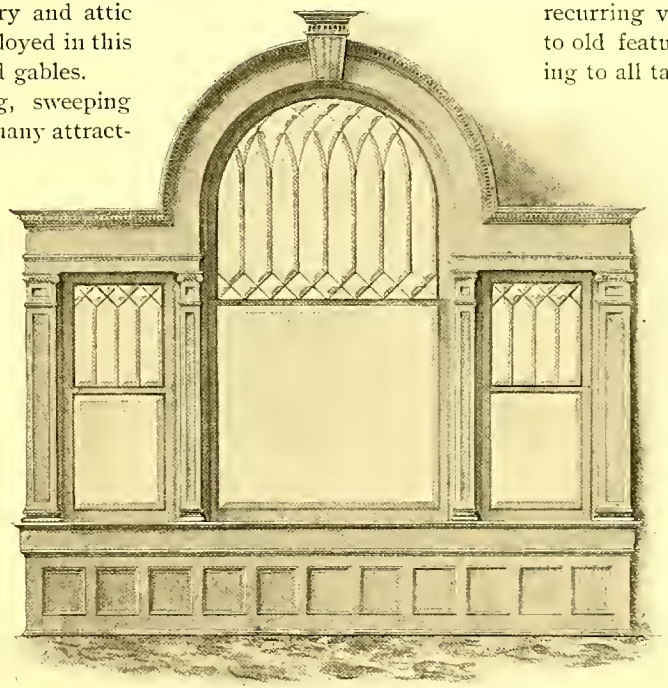
There are several phases or types of colonial architecture, recognized by the public in the shape of the roof.

That type with the curbed roof, or roof of double slant, is used for its quaint and picturesque appearance, but there is great loss in construction, and on account of additional cost with loss of space in second story and attic rooms, this type has not been employed in this book, except in small dormers and gables.

Another type, with the long, sweeping roof, has, when rightly handled, many attractive features, and is susceptible of variations in which there may be brought out many happy thoughts.

This type suggests cosiness and protection, examples of which will be found on pages 33 and 35.

A very popular type, and one in which the most beautiful details may be revealed, is that with the low, rather flat roof, with wide, over-hanging cornice. In this type we may have beauty in simplicity and plainness, or may reach out and embellish with the most beautiful of classic art; the limit is boundless, and the art is susceptible of treatment beyond which there may be no improvement. The more simple forms of this type are shown on pages 27 and 39. Other styles, which have colonial features worked into different and new forms of outline, are shown on pages 7, 16, 17, 26, 29, 38, etc. These combinations contain features that are ever pleasing in their application to our modern American houses, and do not grow tiresome by oft recurring visits, but giving new applications to old features, are ever attractive and pleasing to all tastes. We thus advance along the line which will give to America the most beautiful and convenient homes the world has ever known.



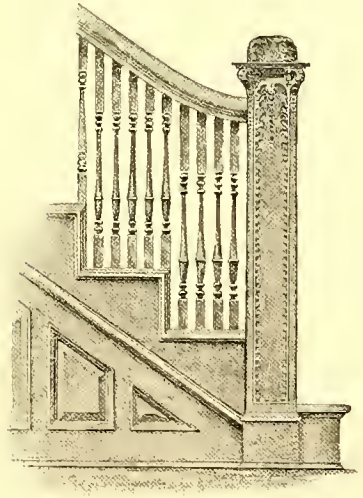
COLONIAL WINDOW FRONT OF DESIGN ON PAGE 27, SHOWING RICH EFFECT OF BEVEL PLATE GLASS---CHEAPER GLASS MAY BE USED WITH GOOD EFFECT.

We must not presume, however, that the colonial style is the only work that is good. There are many who do not like colonial work in any form. For the benefit of such, we have included in this work both modified forms of colonial and other distinct types that have established character, requiring only careful treatment to keep them where they will be appreciated. These styles are beautiful and enduring, and will be admired and called for as long as time lasts. Good architecture depends upon good harmony of form, essential features first being considered. And those who can most successfully combine the elements of convenience and good harmony will have succeeded in making the most satisfactory homes.

Interior decorations should be more thoroughly considered. Too much of the present day work for the interior is crude or clumsy, showing the poorest of taste, yet costing just as much as work properly designed. Harmony should exist throughout. This means a good deal, though not hard work at all; but when rightly carried out, gives results that are satisfactory in the highest degree.

Grilles, in their details, are many times too heavy and without graceful lines, stair treatment is clumsy and ungraceful, the casing of doors and windows are not neat, and you would never realize how much the proper paneling of doors will add to the beauty of a room until you have had a chance to make comparisons.

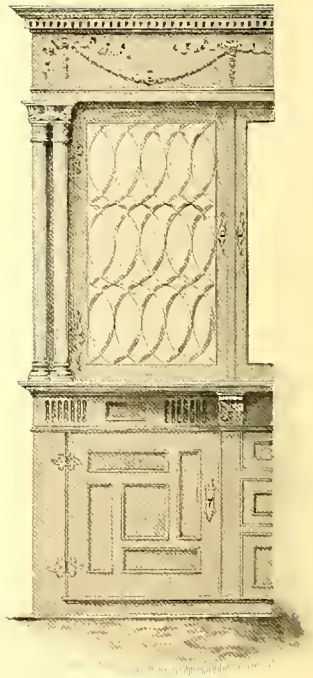
All these things, and hundreds of others, may, and should be had right, and at no greater cost than those features which so grate on one's nerves, when it is once realized they are wrong. The proper height of doors and windows should be considered or you will be sorry.



STAIR DESIGN.

When you go to select your carpets, bear in mind the color of your woodwork, the prevailing tints of your wall paper, size of rooms, height of ceilings, character of rooms, whether dark or light, in a cool or warm part of the house, openings between rooms. Their care will give results that will be pleasant in the years that will follow, as things out of harmony will, with the lapse of time, grow tiresome in the extreme.

Colors are warm or cold, and should be placed in rooms accordingly, warm colors in cool rooms and *vice versa*.

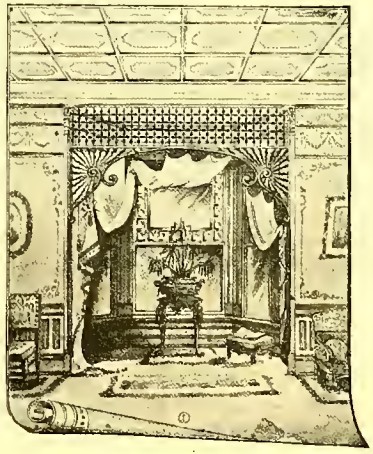


SECTION OF CHINA CLOSET, SHOWING BEVELED PLATE GLASS DOOR.

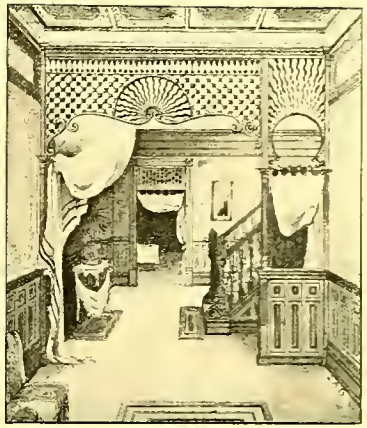
Glass, in these days of progress, has been brought to play an important part in the embellishment of the modern home, both for interior and exterior treatment. In entrance doors, in windows, in China cupboards, in side-boards, and many other places, it embellishes as nothing else can. Hardware, too, in its beautiful forms and lasting colors, is now counted as essential as the shelves in a pantry. In no lines in the progress of the age has there been greater effort than in the production of materials intended for the convenience and embellishment of the American home.

The home of to-day should be nothing short of the ideal, it is an indication of Christian progress, and speaks in the loudest terms of the civilization of a nation.

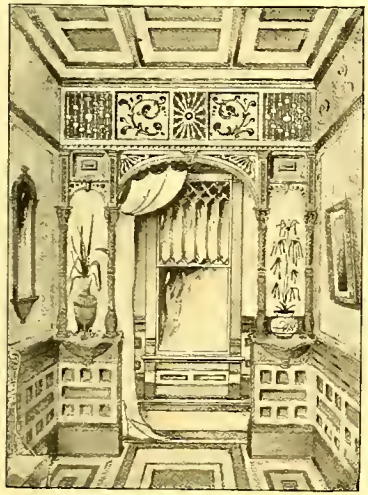
The uses to which grilles may be applied are many. They embellish and enliven as nothing else can. They make odd corners and unsightly nooks, places of beauty. They come in as oases in a barren desert. The form, design and character of such ornaments are illimitable. They are purely ornamental, but grilles, when designed and executed as they should be, surpass all other forms of ornament. The grille softens and mellows the harsh, stiff proportions possessed by many a room. They remove the cold and repulsive character of apartments, which all other attempts of decoration have failed to remove. They inspire the beholder with a sense of refinement and highest character. No matter what the shape of the place, a grille can be designed to fit and the most unsightly corner. Very few can, sign a grille properly; the tendency is to get heavy and clumsy. Such designs should be They are most delicate and graceful when signed, and tive featur all they and colum ally in wide and appro



GRILLE EMBELLISHMENT FOR A BAY WINDOW.



GRILLE SUITABLE FOR A HALL OR OTHER WIDE OPENING.



GRILLE SCHEME FOR A NARROW HALL.

Parquette floors are very much used, and being of natural wood, har monize very beautifully with all other wood trimmings of similar character. Such floors are indestructible, clean and cool. Wax is the best finish. Patterns for such floors may be either plain or elaborate, according to the money one wishes to expend. The different colors of wood, set in different and varied patterns, are beautiful in the extreme. This work is most usually employed in halls, libraries and dining-rooms, but in many cases only a border is used in the dining-room or library, with rugs or art squares for the center, which may be taken up and dusted at pleasure.

The same wood material is often used as a dado or wainscoting in hall or dining-room, and sometimes as a decorative finish for hall or dining-room ceilings, but is much relieved in this relation by being divided into panels with light wood beam work.

Natural Wood Finish for the interior of our homes is justly a pride of the age.

To get an inexpensive, yet satisfactory wood for interior finish has long been a problem.

White pine, or poplar finished natural, is not satisfactory. Neither is staining or painting what we would desire.

FIG. I.

In Tennessee grows a pine known as the East Tennessee mountain pine, Fig. 1. I find it is a most satisfactory wood for interior finishing in the natural grain. The wood has a beautiful, fine texture. The color is light, with a transparent appearance, and containing less resin than Georgia pine, does not turn dark with age as does other pines. It is far superior in beauty of grain and durability of color to any other pine known. It is used extensively here in the best of houses. For finish of chambers, kitchen, etc., or for the entire house where oak or other hardwoods are not required, this wood has no superior.

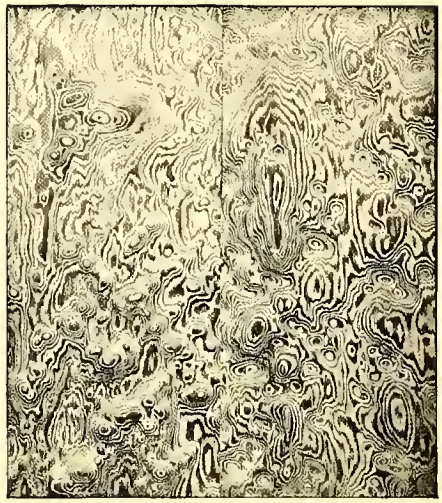


FIG. 2.

Many times it is desired to have a room stained in imitation of cherry or mahogany —a dining-room, for instance. White wood, poplar, or white pine, are good woods to stain.

A very effective feature for the embellishment of stained work is to employ in doors, cupboards, etc., panels of curly poplar. The markings of the grain are different from any other curly wood, very much resembling fish scales (Fig. 3), and when stained the markings are brought out much more vivid and beautiful.

FIG. 3.

In the natural finish curly pine (Fig. 2) is sometimes employed in panels, the grain being the most pronounced and varied of any curly wood known, should be sparingly used, but is extremely beautiful. Too much of it in one room becomes tiresome.

Quartered oak is one of the most popular of woods now used for interior finish. Maple and birch are also very fine, but for cheaper woods for natural finish, chestnut, ash, gum and quartered sycamore are very nice, indeed. These woods should come from the factory smooth as glass, ready for the finisher. Altogether, it is best perhaps not to have any of these woods filled until after they are set in the building.

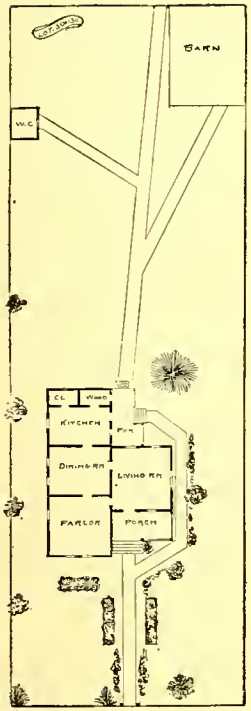


FIG. 1.
THE WRONG WAY.

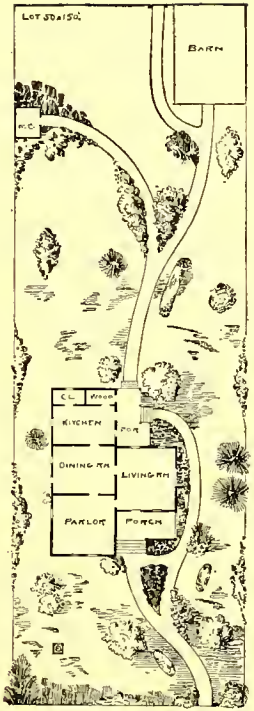


FIG. 2.
A BETTER WAY.

The above designs are given to show the difference between stiff, angular walks, and those of a graceful, easy sweep; also the proper and improper method of planting a lawn. Each lot is 50x150 feet, and are alike in every respect except the laying out of the walks and shrubbery. By comparison we see the walks in both cases terminating at the same points, but in Fig. 2 winding gracefully among the trees and shrubbery.

Laying Out Grounds.

Landscape Gardening, in any degree, is a most pleasant and fascinating occupation, and could people generally, who build houses, realize how much the tasteful arrangement of the surrounding grounds addded to the buildings and how much pleasure and comfort could be obtained therefrom, landscape gardening, in its simpler form, would be more generally practiced.

Lay out the walks in graceful and easy curves, plan the arrangement and distribution of shrubbery, trees, flowers and flower beds with care, and the effect can be made beautiful with little expense. We append a few designs for laying out different sized lots. Lack of space prevents giving a detailed description of these grounds; but enough can be seen to give one an idea of what may be done in the way of laying out their lawns, and we trust the future years will see a decided advance in this line.

Avoid regularity in planting the lawn. In most cases we like clumps of shrubs of different varieties set in curves of graceful sweeps, also selected for good harmony in color of bloom and foliage, and these will serve as wind-breaks for more tender plants. Beds of tulips, early and late blooming, make a gorgeous display and require scarcely any care. For a bed of German kaempferi and other iris, dig a hole, fill it with brickbats, in a place where the water from the

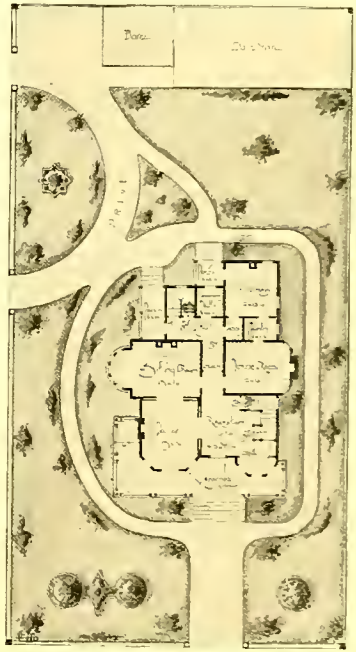


FIG 3.
SUGGESTION FOR A LAWN---DESIGN No. 3,
ON PAGE 6.

wash-bowl or any other fresh waste water will drain into it every day. Fill between the brick-bats with good dirt and set your iris here. Get early and late bloomers. In many cases beautiful effects can be had by the proper placing of low hedges. These may be made of low-growing ever greens, such as arbor vitaes, box, or other varieties. In the South a hedge of ever-blooming roses of various kinds will present a handsome display the entire summer. The more you cut out the blooms, the better and more profuse will be the blooms produced.

For large grounds a greater variety of trees and shrubs may be selected. If evergreens are used in the front, they should be of dwarf kinds, of which there are many choices, and are best set in clumps, such as the dwarf golden arbor vitaes and A. compacta. Larger evergreens should be carried to the rear and planted in clumps to serve as a back-ground for blooming shrubs, roses and other plants. Care in this line should be taken, and care in the laying out of walks in graceful curves and the selection of proper trees and plants will richly repay the labor and expense. South of the Ohio river most of the ever-blooming roses are hardy, standing the winter in open ground, and many times remaining in bloom up to Christmas. A florist will name the varieties best adapted to your location and give price for same.

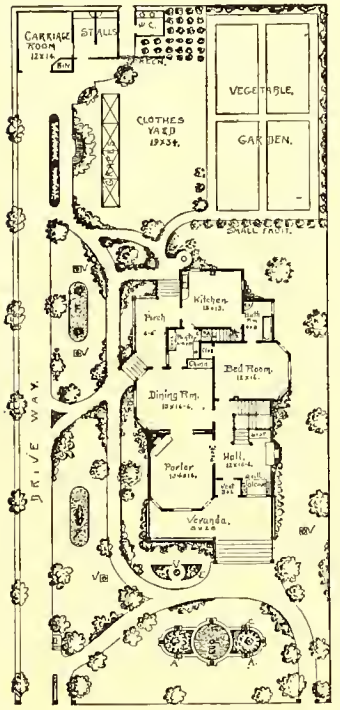


FIG. 4.
PLAT 70X150 FEET.

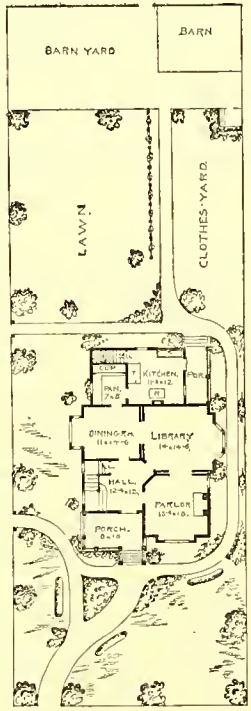


FIG. 5.
PLAT 50X150 FEET.

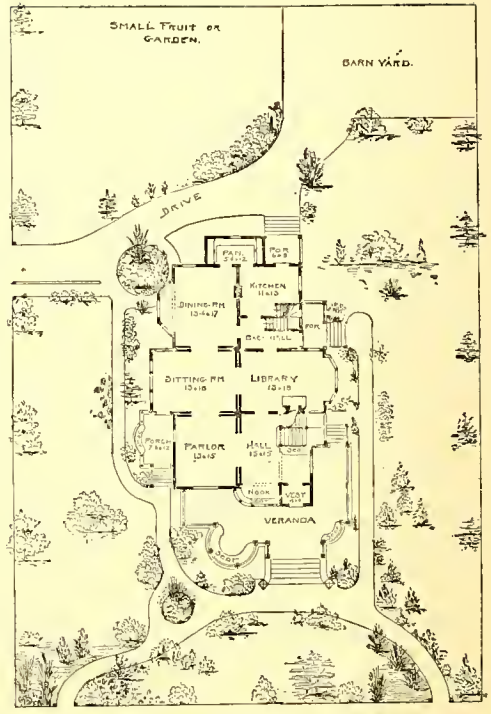


FIG. 6.
PLAT OF GROUND 100 X 150 FT. FOR HOUSE DESIGN ON PAGE 30.

A Talk on Practical Principles
IN GOOD BUILDING.

IT IS not intended in the following remarks to give an elaborate array of knowledge upon the subject of building, but to give the reader a sufficient amount of information that, if well applied, will give results of the most satisfactory character. **All our working plans are based upon these principles, and good results may always be expected by those who build from them.**

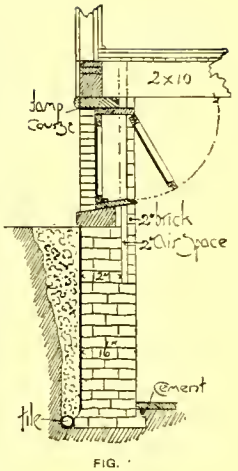


FIG. 1

A dry cellar, and how to keep it so, is an important question. The following will prove successful if properly carried out.

The best way, perhaps, to keep water from entering a cellar, is to lay a 4-inch tile, as shown in Fig. 1, all around the house, beginning at the upper side and following the wall in all its angles, cementing the joints at angles, then by filling the space above the tile 3 or 4 inches wide with coarse sand or gravel, and giving the outside of wall a coat of cement, or even common mortar, the water falling on the surface of the ground or soaking through from the sides will be caught in the gravel and quickly go to the tile below, and thus be carried off before it can reach the cellar. Keep the tile from under the foundation walls, as settling will crush it. The drier you can keep your cellar the easier it is to keep it from freezing, and the less liable to freeze at an unguarded time. A dry, well kept cellar is healthier to live over and better than no cellar at all.

A frost-proof cellar is hard to get, as it is next to impossible to prevent frost from passing through a solid wall, especially one of stone; so, in order to shut the frost out and prevent freezing, there should be in the construction an air space or hollow wall, which is most economically constructed, as shown in Fig. 1. The air space can commence a foot or more below the grade line, where a jog is left in the wall, on which is built a 2-inch brick wall by laying the brick on edge, leaving a 2-inch air space, through which frost will not pass.

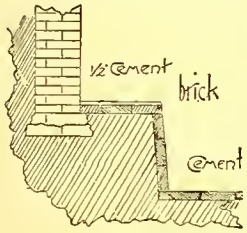


FIG. 2

Bank cellar, and one quite inexpensive in constructing, is to leave a bank of earth (Fig. 2) 2 feet high and 2 feet wide. Commence the wall of house on the bank, and, after the house is completed, brick over the bank, as shown, and cement the top; or, if the earth is solid, cement directly on the bank. This gives a cool shelf for articles of all kinks, keeping them up out of the way, and is easily kept clean. The rest of the floor can be cemented or not, as desired. Where there is no cellar, remove the earth, so that it will be 3 or 4 feet from the floor joist. This gives good ventilation and keeps the timbers from rotting, making a much healthier house. Three feet above the grade line, on the outside, is the best proportion for the building, and this height should be maintained at the front steps, if possible. Do not leave the

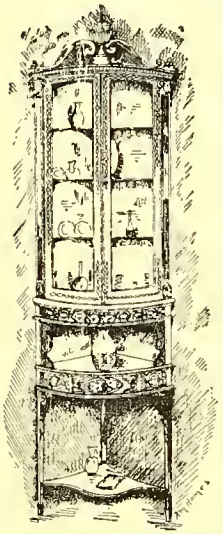
dirt piled up under the house too close to the floor, as it causes decay of timbers, and from that source and from earth-damp comes many of the diseases of children, especially diphtheria and other forms of throat troubles.

Double floors are an excellent thing, and many desire to put building paper between them, the main object being to keep the cold air from coming up into the room. This will also prevent dampness from arising, and will assist in preventing cold feet, and be more economical in heating; but the paper should be thoroughly water-proof and should not be laid with both floors in contact with it, but with the top floor laid on lath tacked to each joist. This gives an air space. Otherwise the paper will gather dampness from below and hold it, causing mould and decay, which will be dangerous to health.

Plastered walls to paint on should be left under as smooth a floating as possible. Very pretty combed patterns are often worked in the walls for decorative purposes with good effect. For papering, the walls should be finished smooth, either with a skim coat or full coat of hard finish (plaster of Paris).

Sheathing lath is recommended for the inside of the building on exterior walls, as it renders the building very much stronger, makes it warmer and gives an even and solid plastered wall. The plaster will be durable and will not crack.

Plumbing is a part of house-building about which there cannot be too much care taken, and only plumbers of known ability and honor should be employed. Both health and life are in danger if it is not properly done. Cleanliness is the secret of it all. Bowls in bath-room should be set on metallic brackets, and not cased up from the floor with wood. The less woodwork in the bath-room the better. The bath-tub, if one can afford it, should be metal, porcelain lined. The kitchen sink, too, should be set on metallic brackets, and not cased down to the floor, as is usually done. The wood casing breeds disease. All tubs, bowls and sinks should be tapped below. To clean out such pipes, pour through them quite often a strong solution of concentrated lye; this will cut all grease, etc., and free them from poisons and stench. Copperas solution is also good. Porcelain lined sinks and tubs are now cheap enough to be employed in all homes.

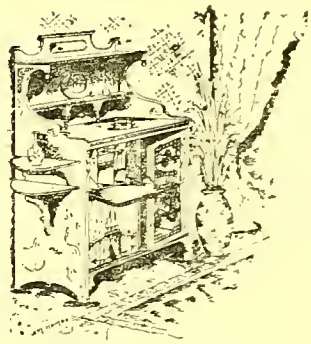


CORNER CHINA CUPBOARD.

Perhaps the best way to treat a bath-room inexpensively is not to wainscot it at all, but plaster it down to the floor, put on a simple, plain base-board and paper the walls and ceilings with sanitary paper, now very much used. It can be supplied and put on by any wall paper house for about 35 cents per roll for domestic, and 45 cents for the imported kinds. This treatment of the walls can be washed and kept clean and free from disease germs which adhere to dust and collect on rough walls, as this paper has a hard, smooth and glossy surface. For a more expensive finish, glazed tiles can be used with beautiful effect. They make a good sanitary finish, either a tile wainscot and sanitary paper above, or tile throughout, ceiling and all. Glazed tiles can be purchased for 35 cents to 40 cents per square foot; floor tiles, neat patterns, unglazed, 30 cents per foot.

Blinds. Use outside blinds any place where inside blinds are not wanted. Inside sliding blinds are now used successfully, both with springs and weights, those on weights costing a little the most. Sufficient depth

of jamb inside of sash must be had for good results. 2 x 6 studding will give this depth. Venetian blinds in their present improved forms are a great success, and many prefer them to other kinds, as they work well and cost less than the sliding blinds. 2 x 6 studding add many times their cost to the strength and utility of a building. They give depth to wiudow frames sufficient for the reception of any kind of blinds. This depth adds beauty to a room and gives a wide, useful window stool or sill. Inside sliding blinds are many times impossible where 2 x 4 studding is used. The difference in cost of 2 x 6 over 2 x 4 studding for the exterior walls of a house of ordinary cost will uot exceed $25 or $30, merely nothing compared to their value.



CONVENIENT HALL CABINET.

A house that will be mouse and rat proof is a necessity, and the construction of every plan shonld always provide for this end.

Painting is a subject upon which only a few brief points can be given. Use only the best brands of mixed paints, or lead and oil. Outside colors should be selected with a view to durability. Blue, all the greens and olives, fade quickly; and red, when mixed with white lead, fades. Ochers, creams, drabs, grays, etc., are the most durable colors; and mineral red stands well when used alone. Use colors ground in oil. Poor qualities of paints fade quickly and are not durable. To paint the floor of the kitchen or other rooms, use boiled oil or ocher ground in oil; add to this a little litharge for dryer; or you can use some of the prepared floor paints, which are good.

Color harmony. Do not finish a room in oak, then get green tinted tiles for your fire-place hearth, and facing, then wall paper in blue tints and your carpets have red for predominate colors. This shows the poorest kind of taste, and the contrast is harsh. A room finished in a light-colored wood, maple or oak, for instance, may have mottled buff for the fire-place trimmings, and cream and buff should predominate both in carpets and wall papers; the curtain poles should be either in oak or maple, but not black. If you desire a little color in this treatment of the room, a figure of delicate shade of blue might run through the carpets and papering, and a few blue patterns in tiles might be introduced. Only a little forethought will bring all these things about properly, easy enough if taken in time. Red should not predominate in carpets, tiles and papers for rooms where red-colored woods are used for finishing. Rooms finished in red color wood, such as cherry, sycamore and the like, may have paper of most any shade of blue. Not too dark blue ingrain paper, with a handsome friese, in which is shown a spriukling of gold and a little red, is very pretty and artistic. Reds can be very much more liberally employed with light or yellowish woods than with those of red. How much better these beautiful harmonies are than misfits everywhere. How much better taste it bespeaks for the mistress of a happy home, where everything shows taste and education; and the best of it is that it costs no more than the wrong way, if you give it a little thought. Always use oak mantels and grilles in rooms finished in natural pine or ash; the harmony and color effect are best. Walnut has long since been discarded as an interior wood.

Blue is a cool color and restful to the eye and mind, and may be used in bed-rooms, libraries, etc. Green in wall papers fades quickly, and is generally considered injurious to health.

Brick Veneered Houses.

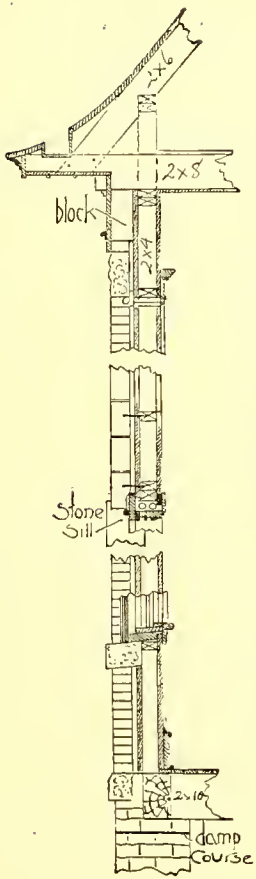


FIG 3.

So many times are we called upon to describe the methods of construction and advantages of a brick veneered house, that we thought a few words upon this subject might be of interest.

The construction is very simple, as shown in Fig. 3. First, construct a frame the same as you would for any frame house, on a foundation wall 6 inches larger all around than your frame. This 6 inches is taken up by 1 inch for sheathing, 1 inch for air space between sheathing and brick, and 4 inches for the brick, which builds it out flush with the foundation wall. The frame work must be sheathed, and in cold climates the sheathing should be papered on outside; the frame must also be perfectly plumb and stand as it is to remain before any brick goes on. By putting braces on inside corners it makes a more substantial job. Now lay up the brick work, leaving the 1-inch air space between brick work and sheathing, securing the brick to the frame by driving 20-penny finish nails (flatheads) into each studding every five or six courses of brick, as the wall goes up, and there will be no danger of the wall ever giving way. The water table can be either brick or stone.

Their advantages over frame or solid brick are many. First of all, a solid brick wall is sure to be damp on inside, if not properly constructed; but with the brick veneer it is quite the reverse, owing to the fact that there are two air spaces in the walls—one between the brick and sheathing and another between the sheathing and plaster—which effectually shuts out all dampness and renders the house both warm in winter and cold in summer. Another advantage is, the brick gives extreme weight to the frame, and the frame, in turn, adds great strength to the brick; and again, by this method of construction, you get all the effect and appearance of a brick house at a much less cost than of solid brick, and it can be trimmed with stone or other materials as elaborately as desired. Stone can be used for veneering in place of brick, if desired, and thus get the effect of the stone house.

One of the reasons, and perhaps the principal reason for the cracking of plaster in newly built houses after a few months standing, is the shrinking of the framing lumber, which was put in green. It is hard to avoid. Hemlock is an excellent lumber for framing and may be freely used when it can be obtained.

Heating.

Chimney flues should be tested by building fires before the mason leaves them, to see that they have sufficient draught. A flue 8 x 8 inches will carry a furnace, but 8 x 12 inch is much to be preferred. One flue will run two stoves, or even more, but a fire-place will smoke if anything else connects with its flue. Each fire-place must have an independent flue to the top. A stove cannot be connected with a fire-place flue if both are to be used at the same time. A coarse wire screen placed over the top of chimneys will keep birds from building nests in them, which is some times the cause of their smoking, and it does not effect the draught. One-half or three-fourth inch mesh is sufficient.

To heat with economy and comfort by any method, your house must be so constructed as to keep out the cold and wind. Sheath and paper on the outside, and where the expense is not too great use sheathing lath on the inside of exposed walls; and if all the windows could have an outside sash, so there would be an air space between the glass, you would, by this method, save 25 per cent. of your coal bills. Where single sash are used, 75 per cent. more heat will be lost than if the sash was double.

An ordinary window, containing 12 square feet of glass, with single sash, in a frame house, well built, will lose more heat than 40 square feet of other wall surface.

A frame house, sheathed and papered, will retain 75 per cent. more heat than a 12-inch brick wall, and better results will be obtained from a brick veneered wall, owing to the extra air space.

A frame house, without paper outside, will lose 25 per cent. more heat than if papered.

Tight floors, walls, roofs, windows and doors will be the means of a great saving in fuel; and to those who are building in warm climates, remember this: The same construction that will make a house warm in cold weather will also render it cool in warm weather. A room weather-boarded only would be twice as hot in midsummer as it would be with sheathing, paper and plaster, and with such construction you are much better prepared for cold weather when it comes.

Fire-places of the ordinary kind are used very much for heating in warmer climates. While the open fire is very cheerful and rids the room of impure air, it is not an economical way of heating, yet the fire-place should be considered indispensable in every well appointed house. A crackling grate fire, in mild weather, is both cheerful and health-giving. Nothing can take the place of a handsome wood mantel, but mantels that will shrink or warp are to be avoided. Buy only of dealers who guarantee against these defects.

In these days of modern methods of heating, viz: the furnace (hot air), steam and hot water, no one need suffer from winter's blasts, nor have even a cold corner in their house. In steam or hot water it is a good plan to have an indirect radiator under the hall floor in addition to one direct radiator in same room. This will give a current of fresh warm air from without, and the hall will diffuse this air through the house and to rooms above. A small register opening into a chimney on second floor will give excellent ventilation. Use automatic air valves in all steam radiators; these will prevent water from spurting out.

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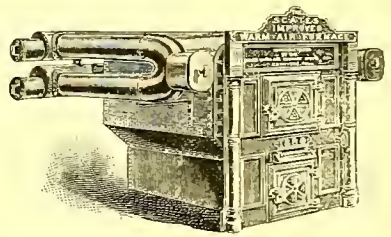
The Elements of a Perfect Heating and Ventilating System.

THE system that we would recommend holds unique position in the world of heating and ventilating. It satisfies every requirement, it meets every condition, it is always ready for use. It supplies sufficient heat for all kinds of weather, it does not supply too much in warm weather or too little in cold weather. It does not heat one portion of the room warmer than another. It does not roast or boil the air, but thoroughly warms it, thus removing none of the ozone or life from it.

Again, it is economical of fuel. A person does not have to own a coal mine or a bank to supply it with fuel. It is constructed in such a manner that a slow fire may be maintained at all times; thus the products of combustion are released no more rapidly than they are consumed. Each heat unit is utilized by this fact together with the arrangement of a large radiating surface that gives the proper proportion of exposed surface to the fresh air current. It is easy of regulation, so that no hotter fire is maintained than is absolutely required.

Together with these two facts, *i. e.*, heating quality and economy of fuel, is joined that very essential feature of durability. This one element must be carefully secured. This is so constructed that every part is adapted to its place in the apparatus. No part in the whole heater weaker than the strongest part, and the strongest part practically indestructible. The whole so strong and durable that with proper care there can be no repairs for at least ten years.



The next point that this heater would have, that is rarely obtained in a heating system —it must be free from gases and dust. The bric-a-brac must not be injured by impurities and dust that are constantly floating in the air. There must be no radiator to blacken the walls, or leaking to spoil the carpet. It must be absolutely free from all these common annoyances of heating systems from grates to steam plants.

It gives a perfect system of ventilation. It not only heats the building economically, without repairs, while there are no dust and gases to trouble, yet further it supplies healthful and sanitary ventilation. This primal and all important element in heating is oftentimes forgotten in the selection of a heating plant, but not in this one. While it unites all the other desirable features, it does not fail in providing the very best system of ventilation possible. Large quantities of pure warm air are constantly forced into the building. The foul and vitiated air is driven out. Any disease germs cannot linger in the rooms, the air is always pure and fresh as a mountain breeze.

A system that unites all these elements that make a perfect system, would seem to be the dream of an idealist, but it is not. Forty years ago it was merely a dream; twenty years ago the dream had given way to realities in brick and iron. With brain, toil and money the investigations were pursued, experiments were made, alterations were adopted, improvements were secured, until all but minor details were a reality eleven years ago. Since that time, there has been no doubt but that all the results for a perfect system have been obtained.

Thus during the past years, into the most costly homes, the finest churches, massive court-houses, largest school buildings, these systems have gone, giving the very highest satisfaction.

The first cost of this system is much greater than that of many inferior systems of steam, hot water and hot air, but is far cheaper than any system when fuel, repairs, comfort and health are taken into consideration. You would not prefer the shanty

that costs fifty dollars to the beautiful home that costs thousands of dollars, because the one is cheaper. So in regard to the heating system—it is not wise to take the cheaper just because it is cheaper in first cost.

In the development of this system the effort has been not to answer the question how cheap, but how good? Yet the cost is less than that of any system that approaches anywhere near it in excellence: But it is a demonstrated fact that no system at any price equals it, in economy of fuel, durability of construction, simplicity of management, freedom from dust, gases and any annoyance of any kind, or sanitary ventilating results.

All these have been obtained in the Scates Warm Air Furnace.

Six Reasons Why You Should Have a Scates Warm Air Furnace.

HEATING is first consideration in a system. The Scates Improved Steel Furnace, when installed according to heating designs that our engineer submits, does the work whether the weather is cold or merely slightly cool. No furnace is installed unless this result is obtained. We guarantee this, and it cannot be said by any one that the guarantee is not as good as a bond.

KNOXVILLE, TENN., January 1, 1890.

The Scates Furnace Co.:

GENTLEMEN: The furnace you have put in for us has given satisfaction. We have tried two other kinds, but they failed in their heating capacities. Your furnace gives us a larger amount of heat because less escapes through the smoke-stack; therefore we could recommend it to any one needing a heater.

J. H. TAYLOR, M. D.
J. M. BLAIR.

Economy of fuel is the second thing that is considered. There is no doubt but that our system is the most economical that can be secured. Our system of radiation is such that we cannot but utilize a greater per cent. of the products of combustion than in any other. We are the sole owners of the patents that cover the principle of radiation, and the heater cannot be secured only through us.

CHICAGO, January 24, 1899.

To whom it may concern:

This certifies that the Western Avenue Church, located on the corner of Monroe and Western avenues, Chicago—a building 100x110 feet—is heated by the Scates Warm Air Furnaces. We have been using them nearly two years. We burn soft coal; are not troubled in the least with soot, smoke or gas. We are heating our church for $150 per annum, which always cost us from $350 to $400 The janitor had three times the work, and the church not nearly so warm and comfortable as it is now. We consider them the best furnace known to-day.

ALEX. YOUKER,
Assistant Pastor.

Durability of construction is the third point to be considered. Each part of our Furnace is built with especial reference to this fact. The steel is of the highest grades from Pittsburg. The portions that are of cast iron, are cast in our own foundry from analyzed iron that best withstands the heat. The fire box is lined with fire brick specially made for us.

KNOXVILLE, TENN., January 5, 1899.

Scates Manufacturing Co.:

GENTLEMEN: I take much pleasure in reporting my entire satisfaction with the Scates Furnace, put in my residence by you about twelve years ago. It has always furnished me an abundant supply of pure warm

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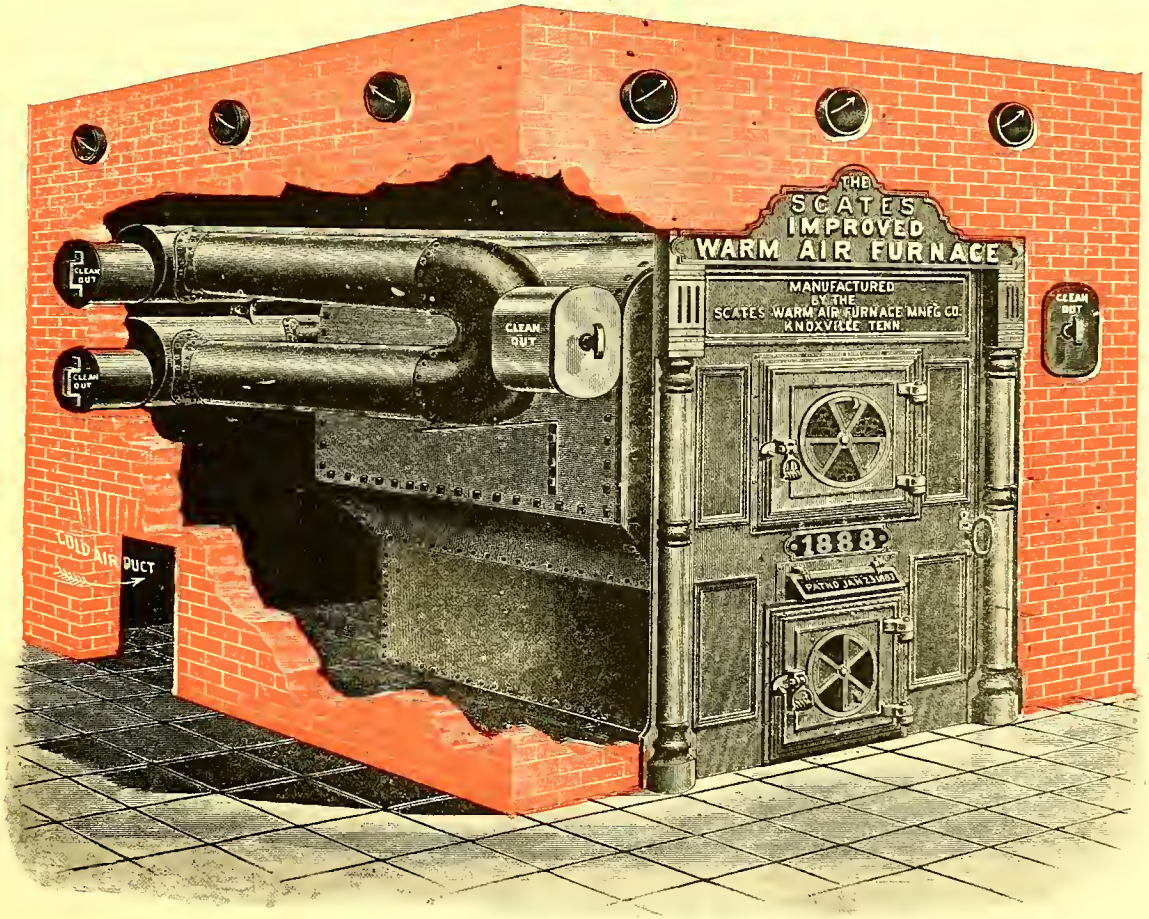

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air with less fuel than the furnace which it replaced, and has not, as yet, shown any need of repair in any respect. I can recommend it most fully as, in my opinion, the best furnace in the market.

Yours respectfully, ADRIAN TERRY.

WASHINGTON, D. C., February 11, 1896.

GENTLEMEN: I bought of Col. Thos. H. Reeves, Jonesboro, Tenn., his residence, which is now my house. When I purchased the property it had in it one of the Scates Warm Air Furnaces. The furnace had given satisfaction to the former owner of the property, and has given splendid satisfaction to me and my family. The furnace had been used several years prior to my purchase of the property, and two years since—not one cent of expense in repairs in all that time. If I were to buy again I should select the same furnace. This is the best word that could be said for it.

W. P. BROWNLOW,
Congressman First District Tennessee.

After these three points comes the next—simplicity of management. This Furnace is peculiarly simple of construction, and in this, to a great measure, rests its success. A servant girl of ordinary ability can attend to the same. Every part of construction is easily reached. In a few minutes the servants can clean the Furnace without the assistance of any one. Patent regulating devices to the floor above affords an easy manner of controlling the Furnace.

KNOXVILLE, TENN., August 30, 1896.

GENTLEMEN: After using one of the Scates Warm Air Furnaces for more than ten years, I am free to say that it is a most excellent apparatus, and we find it all that you represented it to be; is economical, safe and durable. A servant girl attends to it, and finds no trouble in operating it. Its capacity is simply wonderful, and a more pleasant, agreeable and healthful atmosphere never pervades our house than that warmed in winter by your furnace. Good ventilation in connection with the furnace makes our home one of the pleasantest and healthiest in the city.

Wishing you success, and heartily endorsing your enterprise,
I am, respectfully, W. A. HENDERSON,
Gen'l Counsel Southern Railway, Washington, D. C.

Freedom from dust and gases is the next question raised. This is absolutely obtained by this system. Each joint of the Furnace is gas and dust proof, tested before leaving the factory. An air filter is provided that removes all the impurities that are floating in the air. Thus the dust and soot that in other systems finds its way into the residence are removed by ours.

CHICAGO, January 24, 1899.

Messrs. Scates Warm Air Furnace Co.:

DEAR SIRS: Your No. 5 Scates Improved Steel Furnace that took the place of two others in my residence, corner of Warren avenue and Oakley boulevard, Chicago, has given entire satisfaction. My house is 40x82, two-stories—first one being 10½ feet, the second 10 feet; yet the entire house is heated with less than one-third of the fuel required by the old furnaces.

But the greatest satisfaction is from the fact that we are not troubled in the least by dust, soot or gases. The furnace is entirely dust and gas proof, and by your system of having a fresh-air room and filter not a particle, so far as we can detect, of the impurities that are constantly floating in our Chicago air gets into the house. Still another feature is that the furnace heats us properly every day in the winter. It never fails to do what it is intended to do.

Wishing you the best of success, I remain yours sincerely,
JAMES PARKER.

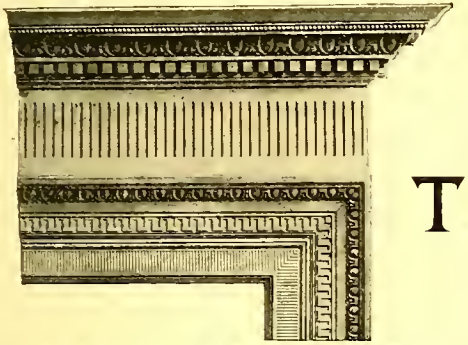
The last point that is approached, while it should be the first in importance, is not usually considered, or if it is, merely as a side issue. That is the ventilating feature. This is of importance because the health is vitally concerned with it. The impurities that are breathed out into the rooms from the well as truly as from the sick are constant menaces to health. It is a vital fact that germs of disease float in the air and are dangerous to any one whose condition physically renders them subject to it. Whole families have consumption, catarrh, and other diseases from this source. With this system the danger is reduced to a minimum. The air is constantly being driven from the building by the pure warm air that is being forced into the room. This point is fully explained in our literature.

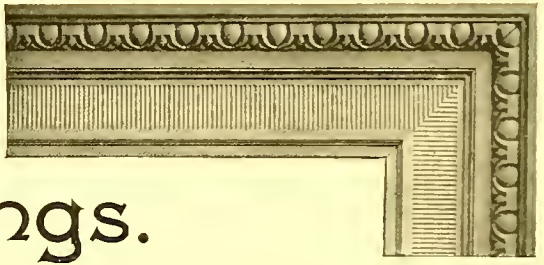
Send for our literature and find our system fully explained.

KNOXVILLE, TENN., December 30, 1896.

GENTLEMEN: It gives me pleasure to say that the Steel Furnace put in my new home of fifteen rooms, Laurel Avenue, West Knoxville, has been highly satisfactory in all respects. It is a magnificent heater, bringing in pure, fresh, warm air, filling every part of the building, and displacing foul air, and is therefore a fine ventilator. The furnace is easily operated and very economical in use of fuel. Is a first-class heating apparatus.

M. S. LITTLE,
Of Powers, Little & Co., Wholesale Clothing.





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